

SANTA ROSA COUNTY

Board of County Commissioners

Comprehensive Plan 2000-2020

SANTA ROSA COUNTY

Comprehensive Plan: 2000-2020

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Ordinance #	Date	Ordinance #	Date
<u>2004-09</u>	<u>03-29-2004</u>	<u>2005-05</u>	<u>03-21-2005</u>
<u>2005-12</u>	<u>05-23-2005</u>	<u>2005-33</u>	<u>10-24-2005</u>
<u>2005-36</u>	<u>11-21-2005</u>	<u>2006-11</u>	<u>04-27-2006</u>
<u>2006-33</u>	<u>10-26-2006</u>	<u>2006-34</u>	<u>10-26-2006</u>
<u>2006-35</u>	<u>10-26-2006</u>	<u>2006-36</u>	<u>10-26-2006</u>

Administrative Procedures Element

Goal 1.1 • To establish, support, and maintain instruments and procedures to carry out the provisions purposes of Chapter 163, Part II, F.S., also known as the "Local Government Comprehensive Planning and Land Development Regulation Act, and this Plan for the benefit of the citizens of Santa Rosa County.

Public Purpose: To provide general guidelines and principles for the administration of the Santa Rosa County Comprehensive Plan.

Objective 1.1.A • To establish and enunciate the title, authority, intent, and applicability of the Santa Rosa County Comprehensive Plan

Policy 1.1.A.1 • **Title:** This document shall be titled the Santa Rosa County Comprehensive Plan and may be referred to herein as the "Plan" or Ordinance No. 90-52.

Policy 1.1.A.2 • **Authority:** This Plan is enacted pursuant to specific authority granted by Chapter 163, Part II, Florida Statutes, and the general powers granted to Florida counties found in Chapter 125, Florida Statutes.

Policy 1.1.A.3 • **Applicability:** The provisions of this Plan shall apply only to all unincorporated areas of Santa Rosa County.

Policy 1.1.A.4 • **Intent:** It is the intent of this Plan to provide orderly growth management for the areas identified in Policy 1.1.A.3 above. This Plan is not intended to terminate growth but rather to provide mechanisms for growth management in order to best serve the citizens, visitors, and property owners of Santa Rosa County. Implementation of this ordinance is designed to maintain and improve the quality of life for all citizens of the County.

Administrative Procedures Element

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Public Purpose: To provide general guidelines and principles for the administration of the Santa Rosa County Comprehensive Plan.

Objective 1.1.A • To establish and enunciate the title, authority, intent, and applicability of the Santa Rosa County Comprehensive Plan.

Policy 1.1.A.4 (Cont.)

The Board of County Commissioners of Santa Rosa County find the goals, objectives, and policies set forth in this Plan are necessary and proper means for planning and regulating the development and use of land in the County and for otherwise protecting and promoting the health, safety, and general welfare of its citizens. It is the intent of the Ordinance adopting this Plan that the Comprehensive Plan set general guidelines and principles concerning its purpose and contents and that this Plan shall be construed broadly to accomplish its stated purposes and objectives.

Policy 1.1.A.5 • **Effective Date:** The effective date of this Plan shall be the date of receipt by Santa Rosa County of notice from the Florida Department of State that the Ordinance adopting this Plan has been received and duly filed.

Policy 1.1.A.6 • **Severability:** If any provision of this Plan is, for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such provision and such holding shall not affect the validity of any other provision and to that end the provisions of this Plan are declared severable.

Administrative Procedures Element

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Public Purpose: To provide general guidelines and principles for the administration of the Santa Rosa County Comprehensive Plan.

Objective 1.1.B • The Santa Rosa County Local Planning Board is hereby established by the Board of County Commissioners of Santa Rosa County as the local planning agency.

Policy 1.1.B.1 • The duties of the Local Planning Board shall be as specified in Section 163.3174, F.S., and shall include:

- a) Monitoring the effectiveness and status of implementation of the Comprehensive Plan and making recommendations to the Board of County Commissioners regarding any changes in the Plan as may, from time to time, be required;
- b) Monitoring, reviewing and preparing periodic reports required by Section 163.3191, F.S., including regular assessments of the Plan and preparation of the Evaluation and Appraisal Report on the Plan;
- c) Reviewing any proposed implementing land development regulations or amendments thereto and making recommendations to the Board of County Commissioners as to the consistency of proposed regulations or amendments thereto with the Comprehensive Plan;
- d) Performing any other function, duty or responsibility assigned to it by the Board of County Commissioners or by general or special law;

Administrative Procedures Element

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Public Purpose: To provide general guidelines and principles for the administration of the Santa Rosa County Comprehensive Plan.

Objective 1.1.B • The Santa Rosa County Local Planning Board is hereby established by the Board of County Commissioners of Santa Rosa County as the Local Planning Agency

Policy 1.1.B.2 • The Local Planning Board may utilize any resources provided it by the Board of County Commissioners in furtherance of the duties and responsibilities of the Local Planning Board. These resources may include, but are not limited to, facilities and equipment of the County, temporary assignment of employees, utilization of County Committees, Boards or Authorities, consultants, persons or entities to prepare or assist in the administration of the Plan, amendments thereto or any other land development regulation, proposed or existing, as it may deem appropriate.

Objective 1.1.C • Policy direction and guidance shall be provided by the Local Planning Board and the Board of County Commissioners. The Community Planning, Zoning & Development Division shall administer this Plan with the assistance of other operating Departments and Divisions within the County.

Policy 1.1.C.1 • The Local Planning Board shall make recommendations regarding the comprehensive planning and/or land development regulations to the Board of County Commissioners for the Board's consideration prior to action.

Administrative Procedures Element

Goal 1.2 • To encourage broad public participation concurrently with the administration this Plan.

Public Purpose: To promote and encourage public participation in Santa Rosa County's comprehensive planning program. This goal establishes procedures in accordance with Section 163.3181, F.S., to provide for broad dissemination of information regarding the Comprehensive Plan, any amendments thereto, the planning process, amendment of the Land Development Code, and other matters pertaining to the regulation or use of land or structures. In addition, it is the intent of this goal to provide the public the opportunity to provide verbal or written comment, processes for public hearings, provisions for open discussion, communications programs, information services and consideration of and response to public comments.

Objective 1.2.A • To establish the intent of Goal 1.2 above.

Policy 1.2.A.1 • It is the intent of Goal 1.2 above that all citizens affected by comprehensive planning and land development regulation proposals be encouraged to participate and afforded the opportunity for input throughout the preparation and enactment process. The provisions of this chapter apply to the formal adoption process of the Comprehensive Plan, amendments to the Comprehensive Plan, preparation of the Land Development Code, amendments to the Land Development Code including, but not limited to, the following: regulation of subdivisions, open space provisions, drainage, storm water management, floodplain development, environmentally sensitive areas, signage, parking, innovative land development regulations, consideration of the Evaluation and Appraisal Report (EAR), and any other matters deemed appropriate by the Board of County Commissioners.

Objective 1.2.B • To establish public notice requirements deemed necessary by the Board of County Commissioners.

Policy 1.2.B.1 • So as to notify property owners, interested citizens and affected parties, the Santa Rosa County Community Planning, Zoning & Development Division shall advertise in a newspaper of general circulation within the County that a public hearing will be held to consider any of the matters described in the public purpose section above. The advertisement will include an identification of who is holding the hearing, as well as the date, time, location, and general subject of the hearing, and the location where copies of the proposed matter may be reviewed. To the extent possible, the advertisement will appear

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Objective 1.2.B • To establish public notice requirements deemed necessary by the Board of County Commissioners.

(Policy 1.2.B.1 Cont.)

in a section of the newspaper other than the classified or legal sections. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration.

Policy 1.2.B.3 • All public hearings shall be held at approximately the time specified in the advertisement and shall be conducted Monday through Thursday.

Policy 1.2.B.3 • Santa Rosa County, through the Community Planning, Zoning & Development Division shall conform to the applicable public notice requirements for adoption of amendments to this Comprehensive Plan as described in Sections 163.3184 and 163.3187, F.S.

Objective 1.2.C • To establish public workshop procedures.

Policy 1.2.C.1 • Whenever possible, workshops shall be advertised to notify the public and interested parties that a workshop meeting is scheduled to discuss the subjects of the scheduled workshop. However, workshops may be held without advertising, providing a public announcement is made at a public meeting of the Board of County Commissioners and a notice of the workshop is posted in the County courthouse and other public places as appropriate.

Administrative Procedures Element

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Objective 1.2.C • To establish public workshop procedures.

Policy 1.2.C.2 • Workshops may be held at any time deemed appropriate in order to facilitate the timely exchange of information regarding the subject of the workshop.

Objective 1.2.D • To provide information to the media for the purposes of enhancing public participation.

Policy 1.2.D.1 • The Community Planning, Zoning & Development Division will periodically provide notification to the media by announcement of public hearings and workshops at the regular public meetings of the Board of County Commissioners regarding the status of matters under consideration by the Division and the Planning Board.

Objective 1.2.E • To provide information to the public through the use of internet technology.

Policy 1.2.E.1 • The County will utilize its web site for the purposes of posting and displaying information related to this Plan and its implementing Land Development Code.

Administrative Procedures Element

Goal 1.2 • To encourage broad public participation concurrently with the administration this Plan.

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Objective 1.2.F • To establish public hearing procedures for the Santa Rosa County Local Planning Board.

Policy 1.2.F.1 • Prior to Board of County Commissioner's approval, adoption and/or enactment of regulations, as appropriate, of any other matter listed in Policy 1.2.A.1, the Santa Rosa County Local Planning Board shall hold at least one (1) public hearing in conformance with the notice requirements described herein (reference Objective 1.2.B and associated Policies). The hearing may be continued to an announced time certain upon a majority vote of the members present.

Policy 1.2.F.2 • The Local Planning Board shall afford members of the public reasonable opportunity to present their views on any matter under consideration. The Chairperson, may, at his or her discretion rule out-of-order public comments he or she deems repetitious or not germane to the matter under consideration.

Policy 1.2.F.3 • The Local Planning Board, through the Community Planning, Zoning & Development Division, shall transmit its recommendation on each matter considered to the Board of County Commissioners at the public hearing held for each matter by the Local Planning Board.

Administrative Procedures Element

Goal 1.2 • To encourage broad public participation concurrently with the administration this Plan.

Public Purpose: To promote and encourage public participation in Santa Rosa County's comprehensive planning program. This goal establishes procedures in accordance with Section 163.3181, F.S. to provide for broad dissemination of information regarding the Comprehensive Plan, any amendments thereto, the planning process, amendment of the Land Development Code, and other matters pertaining to the regulation or use of land or structures. In addition, it is the intent of this goal to provide the public the opportunity to provide verbal or written comment, processes for public hearings, provisions for open discussion, communications programs, information services and consideration of and response to public comments.

Objective 1.2.G • To establish public hearing procedures for the Santa Rosa County Board of County Commissioners in relation to the administration of this Plan and implementing land development regulations.

Policy 1.2.G.1 • As soon as practical after the Local Planning Board makes its recommendation regarding any matter described in Policy 1.2.A.1, the Board of County Commissioners shall hold at least one (1) public hearing to consider the recommended action pursuant to the notice requirement described herein (reference Obj. 1.2.B and associated Policies). The hearing may be continued to an announced time certain upon a majority vote of the Commissioners present.

Policy 1.2.G.2 • The Board of County Commissioners hearing shall afford members of the public reasonable opportunity to present their views on any matter under consideration. The Chairperson may, at his or her discretion rule out-of-order public comments he or she deems repetitious or not germane to the matter under consideration.

Objective 1.2.H • To provide for the establishment of advisory committees in relation to the administration of this Plan and implementing land development regulations.

Policy 1.2.H.1 • The Board of County Commissioners may, from time to time, appoint advisory committees to provide information and/or participate in the matters listed in Policy 1.2.A.1. Advisory committees shall be subject to the notice requirements described herein (reference Objective 1.2.B and associated Policies).

Economic Development Element

Goal 2.1 • To create wealth through the mobilization of human, financial, capital, physical and natural resources to generate marketable goods and services.

Public Purpose: To benefit the citizens of Santa Rosa County through the creation and retention of job opportunities and the expansion of the tax base.

Objective 2.1.A • The County will cooperate with Team Santa Rosa in order to accomplish projects and priorities that will serve to recruit and attract business employers that provide quality employment opportunities and increased incomes for the residents of Santa Rosa County.

Policy 2.1.A.1 • By 2003, the County shall complete the Santa Rosa County Industrial Park Master Plan.

Policy 2.1.A.2 • By 2005, the County in cooperation with Team Santa Rosa shall develop and innovative marketing campaign.

Policy 2.1.A.3 • By 2007, the County in cooperation with Team Santa Rosa shall prepare a Target Industries Study in order to target specific industries for relocation and/or expansion.

Policy 2.1.A.4 • The County shall continue to foster an environment that is suitable for small business development including ensuring that adequate commercially or industrially zoned sites are available to accommodate anticipated growth.

Policy 2.1.A.5 • By 2003, the County shall cooperate with Team Santa Rosa to develop the Santa Rosa County Small Business Incubator program.

Economic Development Element

Goal 2.1 • To create wealth through the mobilization of human, financial, capital, physical and natural resources to generate marketable goods and services.

Public Purpose:: To benefit the citizens of Santa Rosa County through the creation and retention of job opportunities and the expansion of the tax base.

Objective 2.1.A • The County will cooperate with Team Santa Rosa in order to accomplish projects and priorities that will serve to recruit and attract business employers that provide quality employment opportunities and increased incomes for the residents of Santa Rosa County.

Policy 2.1.A.6 • The Community Planning, Zoning & Development Division shall cooperate with Team Santa Rosa in order to create and maintain an economic development database. This database shall include GIS information such as the number and location of available commercial or industrial sites.

Objective 2.1.B • To maintain current employment centers operating within Santa Rosa County.

Policy 2.1.B.1 • By 2004, the County will complete a Joint Land Use Study in cooperation with the Department of Defense for the purpose of protecting current Santa Rosa County military bases from encroachment.

Policy 2.1.B.2 • The County shall continue its efforts to purchase land surrounding current Santa Rosa County military bases for the purposes of attracting complementary business or to protect these bases from encroachment.

Policy 2.1.B.3 • By 2003, the County shall develop a Navarre Tourist District.

Policy 2.1.B.4 • The County shall continue to support the agriculture industry that operates within Santa Rosa County.

Economic Development Element

Goal 2.1 • To create wealth through the mobilization of human, financial, capital, physical and natural resources to generate marketable goods and services.

Public Purpose:: To benefit the citizens of Santa Rosa County through the creation and retention of job opportunities and the expansion of the tax base.

Objective 2.1.C • To maintain Santa Rosa County's exceptional quality of life in order to attract new businesses to the area.

Policy 2.1.C.1 • The Land Development Code shall include policies aimed at providing an aesthetically pleasing living environment such as landscaping, open space preservation, signage, and other aesthetic regulations.

Policy 2.1.C.2 • Santa Rosa County recognizes that its abundant natural resources are an asset. These assets are important economically as they provide an exceptional quality of life for current and future residents of the County as well as serve as a basis for tourism industry development.

Objective 2.1.D • To maintain an infrastructure system that is capable of sustaining current economic growth as well as attracting future economic growth.

Policy 2.1.D.1 • The County shall continue to utilize its capital budgeting program, including the adopted five-year schedule of capital improvements to ensure that infrastructure is available at the time new economic development opportunities present themselves.

Future Land Use Element

Goal 3.1 • Manage the future development of Santa Rosa County in a manner consistent with the ability to provide adequate infrastructure and protect important resources.

Public Purpose: To ensure the protection of valuable natural resources to the greatest extent possible by managing growth and to ensure that publicly funded infrastructure such as roads, potable water, sanitary sewer, solid waste collection systems, parks, and storm water management facilities are constructed to meet the demands of growth in an economically efficient manner.

Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A.1 • The LDC shall remain consistent with the Escambia / Santa Rosa Counties Resource Management Plan (ESRCRMP), 1985 provided that nothing in this policy shall be interpreted to mean that the LDC cannot include provisions and regulations that are broader in scope or more stringent than those recommended by the ESRCRMP.

Policy 3.1.A.2 • The maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.

Policy 3.1.A.3 • The development approval process shall ensure that new development and redevelopment includes appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns, and soil conditions.

Future Land Use Element

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Public Purpose: To ensure the protection of valuable natural resources to the greatest extent possible by managing growth and to ensure that publicly funded infrastructure such as roads, potable water, sanitary sewer, solid waste collection systems, parks, and storm water management facilities are constructed to meet the demands of growth in an economically efficient manner.

Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A.4 • All future development shall be consistent with accepted planning practices and principles as defined by this Plan.

Policy 3.1.A.5 • All development orders and/or permits for development, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards adopted in this plan concurrent with the impacts of the proposed development.

Policy 3.1.A.6 • Development orders and/or permits may be issued conditioned upon the availability of facilities and services to meet the needs of development.

Policy 3.1.A.7 • The Future Land Use Map will contain provisions for higher density levels in urban areas or areas categorized as having urban infrastructure.

Policy 3.1.A. 8 • The following permitted uses and densities and intensities of use are established for each land use category depicted on the Future Land Use Map (Map 3-1) The maximum total density permitted to be developed within the Development Area shall be calculated as acres of land area multiplied by maximum permitted density.

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A.8 (Cont.)

1) Agriculture Category: The agricultural category includes approximately 358,181 acres. The average density within the category is 1 dwelling unit per 8.5 acres. Uses within this category include routine agricultural and silvacultural activities, residential uses as herein described and commercial activities limited to those commercial endeavors ancillary to agricultural or silvacultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment repair and the like. The average density will be accomplished pursuant to the following maximum limitations and based upon the buildable land within the category:

<u>PERCENT OF CATEGORY</u>	<u>DUs PER ACRE</u>
90%	1 DU/50 ac.
10%	1 DU/ 1 ac.

A 3:1 density bonus (i.e., maximum 3 du/1 acre) may be allowed for development located within the established Transportation Planning Area (TPA) that provides workforce/affordable housing meeting the criteria of the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.#); however, this density bonus shall not apply to the Garcon Point Protection Area, The Military and Public Airport Zones, the Category 3 Storm Surge Boundaries, or the Rural Area identified on the adopted impact fee map.

Future Land Use Element

Goal 3.1 • Manage the future development of Santa Rosa County in a manner consistent with the ability to provide adequate infrastructure and protect important resources.

Public Purpose: To ensure the protection of valuable natural resources to the greatest extent possible by managing growth and to ensure that publicly funded infrastructure such as roads, potable water, sanitary sewer, solid waste collection systems, parks, and storm water management facilities are constructed to meet the demands of growth in an economically efficient manner.

Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A. 8 (Cont.)

2) Single Family Residential Category: Uses within this category include single-family homes, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). This category may also be located in areas where residential development is desirable due to environmental sensitivity. The maximum allowable density within the category is four (4) dwelling units per acre of land. A 2.5:1 density bonus (i.e., maximum ten (10) dwelling units per one (1) acre of land) may be allowed for development located within the established Transportation Planning Area (TPA) that provides workforce/affordable housing meeting the criteria of the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.3); however, this density bonus shall not apply within Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map, or the overlay districts noted above.

Future Land Use Element

Goal 3.1 • Manage the future development of Santa Rosa County in a manner consistent with the ability to provide adequate infrastructure and protect important resources.

Public Purpose: To ensure the protection of valuable natural resources to the greatest extent possible by managing growth and to ensure that publicly funded infrastructure such as roads, potable water, sanitary sewer, solid waste collection systems, parks, and storm water management facilities are constructed to meet the demands of growth in an economically efficient manner.

Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A. 8 (Cont.)

3) Medium Density Residential Category: Uses within this category include single-family homes, multi-family residential structures, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). The maximum allowable density within the category is ten (10) dwelling units per acre of land. A 1.8:1 density bonus (i.e., maximum eighteen (18) dwelling units per one (1) acre of land) may be allowed for development located within the established Transportation Planning Area (TPA) that provides workforce/affordable housing meeting the criteria of the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.3); however, this density bonus shall not apply within Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map, or the overlay districts noted above.

4) Residential Category: Uses within this category include single-family homes, multi-family residential structures, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). The maximum allowable density within the category is eighteen (18) dwelling units per acre

Future Land Use Element

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A. 8 (Cont.)
of land.

5) Garcon Point Rural Residential Category:

Permitted uses within this category include single family homes, institutional uses and public and private utilities. This category shall only be located within the Garcon Point Protection Area (GPPA) where low density residential development is desirable due to environmental sensitivity and lack of sanitary sewer infrastructure. The maximum allowable density within the category is two (2) dwelling units per acre of land.

6) Garcon Point Single Family Residential

Category: Permitted uses within this category include single family homes, institutional uses and public and private utilities. This category shall only be located within the Garcon Point Protection Area (GPPA) where low density residential development is desirable due to environmental sensitivity. The installation of centralized sewer shall be required for any petitions to rezone/ amend to densities greater than two (2) dwelling units per acre. The maximum allowable density within the category is four (4) dwelling units per acre of land.

7) Conservation / Recreation Category: Permitted uses within this category include both active recreation sites and passive conservation areas. Active recreation areas include but are not limited to boat launching facilities, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. Impervious cover shall be limited to 80% of the site. Passive conservation areas include open spaces, picnic areas, wilderness and wetlands preserves, scenic vistas and the like. Uses allowed in these areas shall be strictly

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A. 8 (Cont.)

passive in nature, and impervious cover shall be limited to not more than 10% of the site.

8) Commercial Category: Permitted uses within this category include all uses that are commercial in nature as well as live/work uses and public and private utilities. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07.

9) Industrial Category: Permitted uses within this category include all uses that are industrial in nature and public and private utilities. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07.

10) Marina Category: Permitted uses within this category include marina, commercial and residential. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 75 percent and the floor area ratio to 1.07. Further requiring a minimum of 25 percent of the site to be set aside for open landscape area, in accordance with the shoreline protection standards found in the Santa Rosa County Land Development Code. The maximum allowable residential density shall be four (4) dwelling units per acre.

11) Mixed Residential / Commercial Category: The intent of this category is to promote innovative arrangements of development types, to promote natural

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A. 8 (Cont.) resource enhancement and to promote open spaces around buildings. This category of land use allows an intense mixture of residential and commercial activity. Hotels and motels, medical related facilities, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), recreational and parking uses are allowed in this category. Uses within the category shall be approximately 70% residential and 30% commercial (includes tourist-related uses) based upon the buildable areas within the category as a whole, with the exception of the Navarre Town Center Area where this residential/commercial mix ratio may deviate by +/- 10 percent if compatible with the surrounding uses and consistent with the intent of this category. The maximum allowable density within the category is thirty (30) dwelling units per one (1) acre of land, with the exception of the Navarre Town Center Area where the maximum allowable density is ten (10) dwelling units per one (1) acre of land. The maximum allowable density within the category is thirty (30) dwelling units per one (1) acre of land. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent and a floor area ratio of 1.07.

12) Bagdad Historic District Category: The intent of this category is to encourage traditional neighborhood design including a mixture of commercial and residential uses in keeping with the historic character of the Bagdad area. This category shall only be located within the Bagdad Historic District. Permitted uses within this category include all uses that are neighborhood commercial, institutional, and residential in nature as well as live/work uses. The intensity of use within this

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A. 8 (Cont.)

category shall be defined by limiting the maximum amount of impervious cover allowed to 85 percent and the floor area ratio to 1.07. The maximum allowable residential density within the category is eight (8) dwelling units per one (1) acre of land.

13) Navarre Beach Low Density Residential

Category: Permitted uses within this category include single family homes and accessory structures. This category shall only be located in Navarre Beach where low density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is four (4) dwelling units per acre of land.

14) Navarre Beach Medium Density Residential

Category: Permitted uses within this category include single family and multi family homes (townhomes, duplexes, triplexes, quadraplexes, condominiums) and accessory structures. This category shall only be located in Navarre Beach where lower density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is ten (10) dwelling units per acre of land.

15) Navarre Beach Medium-High Density Residential

Category: Permitted uses within this category include single family and multi family homes (townhomes, duplexes, triplexes, quadraplexes, condominiums) and accessory structures. This category shall only be located in Navarre Beach where lower density residential development is desirable due to environmental sensitivity and threat of natural disaster

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A. 8 (Cont.)
destruction. The maximum allowable density within the category is four units per original platted lot.

16) Navarre Beach High Density Residential:

Permitted uses within this category include single family and multi family residential uses (townhomes, duplexes, triplexes, quadraplexes, condominiums) and accessory structures. This category shall only be located within commercial core area of Navarre Beach. The maximum allowable density within the category is thirty (30) dwelling units per acre of land.

17) Navarre Beach Public & Private Utilities and Facilities Category: Uses within this category include public and private utilities and facilities. This category shall only be located in Navarre Beach.

18) Navarre Beach Mixed Residential / Commercial Category: The intent of this category is to promote innovative arrangements of development types, to promote natural resource enhancement and to promote open spaces around buildings. This category of land use allows an intense mixture of residential and commercial activity. Hotels and motels, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), recreational and parking uses are also allowed in this category. Uses within the category shall be approximately 70% residential and 30% commercial (includes tourist-related uses) based upon the buildable areas within the category. This category shall only be located within the commercial core area of Navarre Beach. The maximum allowable density within the category is thirty (30) dwelling units per one (1) acre of land.

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A. 8 (Cont.)

19) Navarre Beach Commercial Category: The intent of this category is to provide for commercial uses such as hotels and motels, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), restaurants, commercial piers and marinas. Uses within the category shall be primarily commercial; however, residential uses within the Navarre Beach Commercial Category will be allowed when part of a predominantly commercial development (a minimum of 50% of land area devoted for commercial activities) or a multi-story structure with residential units above the first floor. The maximum allowable residential density within the commercial core area is thirty (30) dwelling units per one (1) acre of residentially-developed land; the maximum allowable residential density outside of the commercial core area is eighteen (18) dwelling units per one (1) acre of residentially-developed land. The intensity of use within this category shall be defined by limiting the maximum amount of impervious cover allowed to 80 percent. The intensity of use shall be further limited by a maximum height limit within the commercial core of sixteen (16) habitable stories plus one (1) additional story for parking, or four (4) habitable stories with one (1) additional story for parking outside of the commercial core area.

20) Rosemary Sound Overlay: The intent of this policy is to provide flexibility and environmental sensitivity in the application of land uses by allowing single family and multi-family residential and non-residential uses to be blended over several parcels under a common plan of development. The maximum number of residential units in the combined parcels is

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A.8 (cont.)

715, which is less than the 851 total number of units allowed within each of the individual parcels. For the Rosemary Sound development, the future land use categories shall be blended within one Overlay boundary, which will allow for the clustering of residential and non-residential uses among three future land use categories. The Rosemary Sound Overlay is not a separate land use category, but serves as an indicator on the Future Land Use Map that the underlying uses have blended their uses and residential densities. In addition to this text amendment, the Overlay shall be adopted as a Future Land Use Map amendment and shall be clearly marked and explained on the County's Future Land Use Map. The Overlay will be implemented through the Planned Unit Development (PUD) zoning process.

The southern portion of the site is currently located within the Coastal High Hazard Area (CHHA). Based on recommendations by the Florida Department of Community Affairs and the Coastal High Hazard Study Committee Report dated February 2006, the CHHA boundary line is subject to change to reflect accurate environmental features and conditions. The CHHA currently has a future land use category of Single Family Residential with associated development rights of eighty-two (82) dwelling units (20.58 AC x 4 DU/AC=82). Future single-family or multi-family development in the CHHA, therefore, is limited to no more than eighty-two (82) dwelling units. Because the boundaries of the CHHA are subject to change, site design and building typology in the CHHA will be based on the CHHA line in effect at the time of development.

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Wetland protection will comply with Santa Rosa Comprehensive Plan Policy 8.1.A.1 and all applicable land development regulations.

Policy 3.1.A.9 • Water and wastewater treatment facilities shall be allowed in the Future Land Use designations as provided in Policy 3.1.A.8. The design and construction of such facilities shall protect natural resources and environmentally sensitive areas and shall be adequately buffered from all non-compatible uses.

Policy 3.1.A.10 • By December 2005, the County will develop a Rural Development Plan designed to protect the rural character, agricultural viability, and natural resources of Northern Santa Rosa County. The project area is generally described as that area beginning north of the Community of Pace and the City of Milton and extending north to the Alabama state line. The project will be coordinated by the Planning, Zoning and Community Development Division, with input from the County Extension Office and TEAM Santa Rosa Economic Development Council.

The rural development planning process will be designed to encourage public input in the form of town hall meetings throughout the community. Issues to be addressed in the Rural Development Plan will include land use impacts and alternatives, infrastructure provision, natural resource protection, and the agricultural economy. Upon completion, the Rural Development Plan will be incorporated into the Comprehensive Plan and Land Development Code as appropriate. The Rural Development Plan will evaluate available planning tools, including transfer of development rights, agriculture and conservation

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

easements, urban growth boundaries and other land use regulations, and recommend implementation of those tools most suited for use in Santa Rosa County. Comprehensive Plan and Land Development Code language will be developed that will allow for Planned Rural Development (PRD) in identified growth areas. PRD requirements will include minimum open space requirements, density incentives to promote clustering of development, provisions for mixed use development, and minimum buffering requirements to provide for land use compatibility.

Policy 3.1.A.11 • Proposed residential developments shall be required to meet subdivision requirements of Chapter 177, F.S., and the County's Land Development Code with regard to platting and providing improvements such as roads, drainage, and other facilities and services.

Policy 3.1.A.12 • **Future Land Use Maps:** The following maps make up the Santa Rosa County Future Land Use Map Series and are, by reference, made a part of this ordinance including all future amendments, revisions and updates:

The general Future Land Use Map (Map 3-1) depicting all land uses described in Policy 3.1.A.6;

Public Potable Water Wells and Well Head Protection Areas Map (Map 3-2);

Rivers, Bays, Lakes, Floodplains and Harbors Map (Map 3-3);

Wetlands Map (Map 3-4);

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Potential Wetlands by Soil Type Map (Map 3-5); and Coastal High Hazard Area Map (Map 3-6).

Soils Map (by soil type) (Map 3-7)

Educational Facilities Map (Map 3-8)

Public Land and Facilities Map (Map 3-9)

Historic Resources Map (Map 3-10)

Amendments: The Future Land Use Maps may be amended by following the requirements of Section 5.13 of this ordinance as well as the provisions of s.163.3177, F.S. s.163.3187, F.S.

Zoning Maps: The LDC shall contain zoning districts and zoning maps. The Future Land Use Maps are not Zoning Maps, but reflect existing land use patterns plus logical extensions of land use patterns and locations of future land uses. The Zoning Ordinance and Zoning Maps will implement the Future Land Use Maps. Thus, within any given future land use category there may one or more zoning district designations. For example, the General Residential category will include several zoning districts to implement the land use category. The zoning districts will be delineated on Zoning Maps as opposed to the Future Land Use Maps.

Implementation: The Future Land Use Maps will be implemented through inclusion within the LDC of the necessary regulatory devices to promote, control and regulate land uses.

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Objective 3.1.A • To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure.

Policy 3.1.A.13 • Permitted dwelling units for the following parcels are limited to the number of units indicated below:

Parcel Numbers	Maximum Allowable Dwelling Units
23-2N-29-0000-00100-0000, 23-2N-29-0000-00101-0000, 26-2N-29-0000-00100-0000, 26-2N-29-0000-00200-0000, 27-2N-29-0000-00300-0000 (combined)	900
28-2N-29-0000-00300-0000	60
14-1N-29-0000-00200-0000	450
27-1N-29-0000-01700-0000	72
31-2N-28-0000-02600-0000	99
35-2N-27-0000-00102-0000 (portion west of S.A. Jones Road) and 34-2N-27-0000-00200-0000 (combined)	800

Objective 3.1.B • To encourage the use of innovative land development regulations for the purposes of creating mixed use developments, developments that preserve natural resources or farmland, and developments that combat urban sprawl.

Policy 3.1.B.1 • The County shall encourage farmland retention through investigation of the County's provision of various incentives for farmland protection, such as voluntary agricultural districts and through the agricultural exemption (greenbelt) for property tax assessments.

Policy 3.1.B.2 • All developments shall provide for safe, convenient, and appropriately designed traffic circulation on the development site, including provisions for needed parking.

Policy 3.1.B.3 • The County shall regulate the size, number, location and design of signs to ensure compatibility of signs with land use categories, development types, densities, and intensities.

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Public Purpose: To ensure the protection of valuable natural resources to the greatest extent possible by managing growth and to ensure that publicly funded infrastructure such as roads, potable water, sanitary sewer, solid waste collection systems, parks, and storm water management facilities are constructed to meet the demands of growth in an economically efficient manner.

Objective 3.1.B • To encourage the use of innovative land development regulations for the purposes of creating mixed use developments, developments that preserve natural resources or farmland, and developments that combat urban sprawl.

Policy 3.1.B.4 • The County shall foster the compatibility of adjacent land uses by requiring buffers designed to protect the lower intensity use from the more intensive use (agriculture from residential, residential from commercial, etc.). The buffer shall function to:

- 1) Protect each land use, one from the other, from the intrusive effects of adjacent land use activities.
- 2) Protect agricultural activities from trespass, pets, vehicles, noise and other disruptive impacts that may be associated with non-agricultural land uses.
- 3) Protect non-agricultural land uses from normal agricultural activities, such as the application of pesticides and fertilizers, and the creation of noise, glare, odor, dust and smoke.
- 4) The negative impacts of the uses upon each other must be minimized or eliminated by the buffer such that the long-term continuance of either use is not threatened by such impacts. In other words, incompatibility between uses is eliminated (or minimized) and the uses may be considered compatible pursuant to Rule 9J-5, F.A.C.
- 5) Types of buffers: The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and intent of this policy is fulfilled.

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Objective 3.1.B • To encourage the use of innovative land development regulations for the purposes of creating mixed use developments, developments that preserve natural resources or farmland, and developments that combat urban sprawl.

Policy 3.1.B.5 • By December 2004, the County will develop a program for the purchase of agriculture and conservation easements for the purpose of limiting development adjacent to military facilities. Upon completion, the County will amend the Comprehensive Plan and Land Development Code as appropriate to implement the program.

Policy 3.1.B.6 • By December 2004, the County will work with the State Division of Forestry to evaluate the potential impacts that may result from the development of out parcels within the Blackwater State Forest and identify alternatives for addressing those impacts. Upon completion, the County will amend the Comprehensive Plan and Land Development Code as appropriate to implement the recommended alternatives.

Policy 3.1.B.7 • It is the intent of Santa Rosa County to ensure that adequate open space is provided through the following: (a) active or passive recreation sites; (b) landscaped buffers; (c) protected natural resource lands; (d) protected environmentally sensitive lands; (e) areas devoted to drainage and stormwater retention; (f) landscaping requirements; and protected agriculture and silviculture lands.

Policy 3.1.C.1 • The County shall continue its efforts to preserve and protect, through a unified development plan, the community of Bagdad.

Policy 3.1.C.2 • The County shall direct its Community Development Block Grant efforts to those areas within the County meeting the program requirements promulgated by the U.S. Department of Housing and Urban Development .

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Objective 3.1.C • The County shall provide for the redevelopment and renewal of blighted or under utilized areas.

Policy 3.1.C.3 • The County will continue to utilize and administer its provisions for removal or repair of structures that are unsafe or constitute a health hazard. The provisions will be, or parallel, the Standard Unsafe Building Code. Also, the County will continue to use CDBG funds for improvement to areas or structures where unsafe or substandard conditions exist.

Objective 3.1.D • To encourage the elimination or reduction of uses inconsistent with the community's character and future land uses.

Policy 3.1.D.1 • Expansion of non-conforming land uses which are inconsistent with this Plan, including the Future Land Use Map, is prohibited.

Policy 3.1.D.2 • The County shall continue enforcement of the limitations placed on non-conforming uses of buildings, non-conforming uses of land, changes in use classifications and districts, and restoration and occupancy of damaged buildings as a means to eliminate expansion of non-conforming land uses which are inconsistent with this Plan or the Future Land Use Maps.

Objective 3.1.E • To ensure the protection of natural resources and historical resources.

Policy 3.1.E.1 • Development in sensitive natural areas will be avoided to the maximum extent feasible. In the event development must be permitted in such areas, adverse impacts shall be mitigated through applicable state and federal regulations.

Policy 3.1.E.2 • The County shall provide for the use of clustering and on-site density transfer for the protection of natural and historic resources. To achieve sufficient clustering, density transfers may be accomplished on a one-to-one/half (1:0.5) basis. Note: Sufficient clustering is defined as that which is required to achieve protection of the natural and historic resources only.

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Objective 3.1.E • To ensure the protection of natural resources and historical resources.

Policy 3.1.E.3 • Development which may impact sensitive natural resources may be required to utilize reduced construction "footprints," modified construction techniques, innovative construction techniques, land use and development techniques which minimize negative environmental impacts or results, and the like.

Policy 3.1.E.4 • Consistent with Policy 8.1.A.1, buffers will be created between development and Escambia Bay, Blackwater Bay, East Bay and the basins and bayous of these water bodies. The purpose of the buffer is to protect natural resources from the activities and impacts of development.

Policy 3.1.E.5 • The extraction of natural shall be permitted only where compatible with adjacent land uses and when minimal resource degradation will occur. Further, resource extraction shall be strictly prohibited within a 200 foot zone around potable water wells or wellfields. Note: The determination of minimal degradation, if necessary, will be made in cooperation with the appropriate State or Federal Agency regulating resource extraction activities. Further, resource extraction in environmentally sensitive areas which cannot be restored shall be prohibited. For the purposes of this policy, routine silvicultural and agricultural activities are not considered resource extraction activities. Also, see Policy 11.B.3.3.

Policy 3.1.E.6 • The County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements.

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Objective 3.1.E • To ensure the protection of natural resources and historical resources.

Policy 3.1.E.7 • The County shall continue to request utilize funding from the Florida Department of State, Division of Historic Resources to assist in the protection of historical and archeological resources, as determined necessary.

Policy 3.1.E.8 • The County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius for Sand and Gravel Aquifer public supply water wells, measured from the center of the wellhead. Activity within these zones will be limited according to the standards found in Policy 6.4.D.3 of the Infrastructure Element.

Policy 3.1.E.9 • The County will coordinate with the Florida Department of State, Division of Historical Resources to ensure the identification and preservation of significant archeological and/or historic sites or structures within the County, including all sites listed on the Florida Master Site File. The County will require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Policy 3.1.E.10 • The established development pattern and distinctive architectural character of the Bagdad Historic District will be preserved through the restoration of existing buildings and construction of compatible new

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Objective 3.1.E • To ensure the protection of natural resources and historical resources.

buildings. Efforts shall be made to insure that future development is compatible with and enhances the scale of the existing structures and the period of architecture characteristic of the era.

Objective 3.1.F • To continually coordinate coastal area population densities with the Santa Rosa Hurricane Evacuation Plan.

Policy 3.1.F.1 • Population densities shall be limited to those limitations reflected on the Future Land Use Map Series and as described in Policy 6.1.A.6.

Policy 3.1.F.2 • The County shall promote, to the extent possible, improvements to the critical roadway segments delineated in the Northwest Florida Hurricane Evacuation Study, U.S. Army Corps of Engineers et. al., July 1999. Promotion of roadway improvements shall be accomplished through the County's participation with the Pensacola MPO and interaction with the FDOT.

Policy 3.1.F.3 • Densities and intensities of land use will be regulated consistent with the goals, objectives and policies of this Plan in order to maintain the road clearance time as reflected in Policy 7.1.F.3.

Objective 3.1.G • To discourage the proliferation of urban sprawl that might create a financial hardship for the County at some point in the future.

Policy 3.1.G.1 • Prior to the County embarking on construction of new capital improvements, the County will consider the feasibility of upgrading or rehabilitating existing facilities to determine if the rehabilitation of present facilities would be in the best interest of the County and its citizens.

Policy 3.1.G.2 • The County shall use its fiscal resources to encourage "infill" development. Nothing in this policy shall preclude the County from constructing new facilities, structures or buildings if proven financially feasible or determined to be in the public interest.

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Objective 3.1.G • To discourage the proliferation of urban sprawl that might create a financial hardship for the County at some point in the future.

Policy 3.1.G.3 • In north Santa Rosa County urban land uses will be located adjacent to or near the cities of Milton and Jay and the communities of Chumuckla, Fidelis and Berrydale. Other convenience and service uses may be located at or near transportation and activities nodes and near military installations. Note: For the purposes of this Plan, residential urban land uses are defined as 3.1 dwelling units per acre or more.

Policy 3.1.G.4 • No future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA.

Policy 3.1.G.5 • Requested FLUM changes from an Agriculture Category to a Residential Category shall be considered using the following criteria:

- A) Consistency with this Plan;
- B) Compatibility of the proposed plan of development with the surrounding areas, compatibility may be achieved through design;
- C) Whether or not the proposed amendment is located adjacent to areas already within a Residential category;
- D) The availability of adequate infrastructure, as described in Policy 3.1.G.6 below, and as provided through the

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Objective 3.1.G • To discourage the proliferation of urban sprawl that might create a financial hardship for the County at some point in the future.

County's concurrency management system; and

E) The suitability of the proposed site for the proposed type of development

Policy 3.1.G.6 • Land use densities may be increased (pursuant to Plan amendments) in urban areas where infrastructure capacities are in place and can accommodate the additional demand created by increased densities. This policy is intended to direct higher density land uses to those areas of the County with infrastructure capacities sufficient to meet demands and to those areas of the County with infrastructure capacities in excess of current or projected demand. Further, it is the intent of this policy that the rural, agrarian planned uses of north Santa Rosa County be preserved and protected to the maximum extent possible without violating the rights of the owners of the property to maximize the use of their land in agricultural endeavors including the formation of capital to facilitate such endeavors (i.e., borrowing against property or equipment).

Policy 3.1.G.7 • Petitions to rezone property from lower density residential zoning districts to higher density residential zoning districts that are within any Residential FLUM category shall be evaluated using the following criteria:

A) Compatibility of the proposed plan of development with the surrounding areas, compatibility may be achieved through design;

B) The availability of adequate infrastructure, as described in Policy 3.1.G.6 above and as provided for through the County's concurrency management system;

Future Land Use Element

Goal 3.2 • Make public schools a cornerstone of community planning and design.

Public Purpose: To ensure the continued coordination and cooperation between the County's growth management program and the siting or location of public school facilities. It is the intent of these policies to recognize the impact of public schools on the development of communities as well as the impact of the County's growth and development on the public school system.

Objective 3.1.G • To discourage the proliferation of urban sprawl that might create a financial hardship for the County at some point in the future.

Objective 3.1.H • The County shall insure the availability of suitable land for utility facilities necessary to support proposed development.

Objective 3.1.I • Maintain consistency between development regulations imposed on Navarre Beach with the general covenants and restrictions attached to the lease agreements for private sector improvements to property on Navarre Beach.

Note:

Navarre Beach is that portion of Santa Rosa Island east of the Gulf Island National Seashore and west of Eglin AFB property on Santa Rosa Island immediately south of the mainland portion of Santa Rosa County. The entire Navarre Beach area is under public ownership. All private sector development is conducted pursuant to lease agreements with public agencies, including the Board of County Commissioners of Santa Rosa County.

C) Consistency with this Plan; and

E) The suitability of the proposed site for the proposed type of development.

Policy 3.1.H.1 • The County shall include land acquisition within its Capital Improvements Element (reference Chapter 10 of this Plan) and within its Capital Improvements Program when necessary to provide for public lands for county owned utility facilities.

Policy 3.1.H.2 • The County shall continue to require dedication of adequate rights-of-way for use as roadways and by utilities for extensions or improvements.

Policy 3.1.I.1 • Development on Navarre Beach shall be consistent with the general covenants and restrictions imposed upon all properties in Navarre Beach and as found in Deed Book 295, Page 303 of the Records of Escambia County.

Policy 3.1.I.3 • Development of the leased parcels on Navarre Beach may continue provided that:

A) Development is consistent with this Comprehensive Plan and regulations governing development in the Navarre Beach administrative area;

B) The development is consistent with the lease agreement governing the parcel; and

C) The County has reviewed the lease agreement and has determined that the provisions within the agreement provide for the density and/or intensity of use requested

Future Land Use Element

Goal 3.2 • Make public schools a cornerstone of community planning and design.

Public Purpose: To ensure the continued coordination and cooperation between the County's growth management program and the siting or location of public school facilities. It is the intent of these policies to recognize the impact of public schools on the development of communities as well as the impact of the County's growth and development on the public school system..

Objective 3.1.I • Maintain consistency between development regulations imposed on Navarre Beach with the general covenants and restrictions attached to the lease agreements for private sector improvements to property on Navarre Beach.

Objective 3.2.A • Enhance community/neighborhood design through the joint use of public educational facilities and the integration of public educational facilities with neighborhoods.

by the applicant for development approval. Note: For those parcels which have been leased and said lease does not specify the density or intensity of use, then such density or intensity shall be limited to the density/intensity restrictions within this Comprehensive Plan (reference Policy 3.1.A.8 and the FLUM)

Policy 3.2.A.1 • When possible, encourage the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 3.2.A.2 • Enhance community/neighborhood design through effective public school facility design and siting standards.

Policy 3.2.A.3 • Work with the Santa Rosa County School Board and charter school sponsors to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative community design standards.

Policy 3.2.A.4 • Provide school sites and facilities through planned neighborhoods, unless precluded by existing development patterns.

Policy 3.2.A.5 • Support and encourage the location of new elementary and middle schools, unless otherwise required, as components of residential neighborhoods.

Policy 3.2.A.6 • Coordinate with the School Board to

Future Land Use Element

Goal 3.2 • Make public schools a cornerstone of community planning and design.

Public Purpose: To ensure the continued coordination and cooperation between the County's growth management program and the siting or location of public school facilities. It is the intent of these policies to recognize the impact of public schools on the development of communities as well as the impact of the County's growth and development on the public school system..

Objective 3.2.A • Enhance community/neighborhood design through the joint use of public educational facilities and the integration of public educational facilities with neighborhoods.

identify locations for new high schools on the periphery of residential neighborhoods, where access to major roads is available.

Objective 3.2.B • Maximize opportunities to share information to promote and optimize intergovernmental coordination for the purposes of effectively operating the public school system in a multi-jurisdictional environment.

Policy 3.2.B.1 • The Santa Rosa County School Board shall submit an annual General education Facilities Report to the County no later than October 1st. The Educational Facilities Report shall contain information detailing existing educational facilities and their locations as well as their projected needs.

Policy 3.2.B.2 • The process for development of future public schools shall include an orderly and timely review. This review shall take into consideration Department of Education criteria and standards, School Board policies and procedures and County ordinances related to development.

Policy 3.2.B.3 • Coordinate with the School Board to establish procedures and standards for public school siting as part of area wide planning studies.

Policy 3.2.B.4 • Public schools shall be an allowable use in the following Future Land Use Map categories: Commercial; Agriculture; General Residential; Garcon Point Rural Residential; Garcon Point Single Family Residential, Mixed Residential / Commercial and Bagdad Historic District.

Policy 3.2.B.5 • Public schools may be located in agricultural land use categories, if no physically and economically feasible site exists in non-agricultural

Future Land Use Element

Goal 3.3 • To protect the current and long term viability of military and public airfields for purposes of promoting a diverse local economy that supports rewarding jobs and quality of life for County residents, and support effective and safe training environments for the Nation's military forces while protecting the health and safety of the County's citizens.

Objective 3.2.B • Maximize opportunities to share information to promote and optimize intergovernmental coordination for the purposes of effectively operating the public school system in a multi-jurisdictional environment.

Objective 3.3.A • The County will ensure that future development within adopted Military Airport Zones (MAZs) and Public Airport Zones (PAZs) will not negatively impact current and long-term viable use of the airfield, will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas.

categories, or the site is adjacent to urban residential areas, or when necessary to serve student populations that are mainly located in rural areas.

Policy 3.3.A.1 • The County hereby establishes military airport zones (MAZ) and public airport zones (PAZ) that will serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction in a manner compatible with the long-term viability of airports and military installations and the protection of public health and safety.

For Naval Air Station Whiting Field North and South, and for Naval Outlying Landing Fields Spencer, Harold, Santa Rosa, Holley, and Pace, the MAZ boundaries extend approximately one half mile from the perimeter of each airfield and encompass all Air Installation Compatible Use Zones (AICUZ) and noise zones. For NOLF Choctaw, MAZ boundaries encompass that area west of State Road 87, north and east of East Bay, and south of the Yellow River.

For Peter Prince Airport, the PAZ boundaries extend one half mile from the runway.

MAZ and PAZ boundaries appear on Maps 3-11 through 3-18 of the Future Land Use Map series.

Policy 3.3.A.2 • Future Land Use Map amendments and rezonings within the southeast area of the NOLF Choctaw MAZ that would allow for increased gross residential densities are limited to no more than four

Future Land Use Element

Goal 3.3 • To protect the current and long term viability of military and public airfields for purposes of promoting a diverse local economy that supports rewarding jobs and quality of life for County residents, and support effective and safe training environments for the Nation's military forces while protecting the health and safety of the County's citizens.

Objective 3.3.A • The County will ensure that future development within adopted Military Airport Zones (MAZs) and Public Airport Zones (PAZs) will not negatively impact current and long-term viable use of the airfield, will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas.

dwelling units per acre.

Within all other MAZs and PAZs, Future Land Use Map amendments and rezonings that would allow for increased gross residential densities are prohibited.

Exceptions may be considered only when a proposed rezoning is necessary in order to rectify a zoning designation for a parcel that is inconsistent with the zoning of adjacent properties, providing such exception would not adversely affect military operations. It is the intent of this policy that those exceptions are rare.

Policy 3.3.A.3 • Conservation and agriculture uses adjacent to military airfields provide a buffer between the airfield and incompatible development; therefore, the County will, whenever feasible, support efforts to purchase conservation lands, conservation easements or agriculture easements, and will encourage the establishment of conservation or agriculture easements as part of development plans.

Policy 3.3.A.4 • The County shall encourage the location of compatible commercial and industrial uses adjacent to or within MAZ and PAZ boundaries at locations where roads, water, and sewer are available and such uses will not adversely impact existing established residential neighborhoods.

Policy 3.3.A.5 • The County shall review Comprehensive Plan amendments for compatibility with the Whiting Field Air Installation Compatible Use Zone program. The Santa Rosa County Board of County Commissioners may deny a petition for a

Future Land Use Element

Goal 3.3 • To protect the current and long term viability of military and public airfields for purposes of promoting a diverse local economy that supports rewarding jobs and quality of life for County residents, and support effective and safe training environments for the Nation's military forces while protecting the health and safety of the County's citizens.

Objective 3.3.A • The County will ensure that future development within adopted Military Airport Zones (MAZs) and Public Airport Zones (PAZs) will not negatively impact current and long-term viable use of the airfield, will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas.

Objective 3.3.B • Continue to foster meaningful intergovernmental coordination between the County, the military and the Federal Aviation Administration to ensure that land use decisions are not in conflict with military operations or federal aviation standards, and that such decisions promote the health and safety of the County's public.

Comprehensive Plan amendment if determined that such amendment if determined that such amendment is incompatible with the AICUZ program.

Policy 3.3.B.1 • The County shall further protect the current and long-term viability of military installations and airports through effective coordination and communication with NAS Whiting Field and the U.S. Department of Defense.

Policy 3.3.B.2 • The Local Planning Board will include, as ex-officio members, appropriate local Department of Defense representatives to advise on land use issues with the potential to impact military facilities or operations.

Policy 3.3.B.3 • All applications for site plan or subdivision review, variances, conditional uses, and special exceptions located within a MAZ shall be referred to the appropriate local Department of Defense officials for review and comment.

Policy 3.3.B.4 • The location of a telecommunications tower will require written evidence that the tower meets the approval of the appropriate local Department of Defense officials.

Policy 3.3.B.5 • The County shall require applicants of development within Peter Prince PAZ or other areas of the County to obtain necessary approvals from the

Future Land Use Element

Goal 3.3 • To protect the current and long term viability of military and public airfields for purposes of promoting a diverse local economy that supports rewarding jobs and quality of life for County residents, and support effective and safe training environments for the Nation's military forces while protecting the health and safety of the County's citizens.

Objective 3.3.B • Continue to foster meaningful intergovernmental coordination between the County, the military and the Federal Aviation Administration to ensure that land use decisions are not in conflict with military operations or federal aviation standards, and that such decisions promote the health and safety of the County's public.

Federal Aviation Administration (FAA) for development encroaching jurisdictional airspace controlled by the FAA.

Policy 3.3.B.6 • The County will continue to coordinate with NAS Whiting Field representatives regarding the County's economic development program. Such coordination will occur primarily through TEAM Santa Rosa and may include such things as ex-officio membership on the TEAM Santa Rosa Board of Directors and joint use of military facilities for commercial, industrial, or community activities when appropriate.

Objective 3.3.C • Inform prospective residents and property owners within a MAZ or PAZ of the impacts inherent to military installations and airports, including but not limited to noise and other similar nuisances and accident potential risks.

Policy 3.3.C.1 • Within MAZs and PAZs, the proximity of property to an airfield must be disclosed by the seller at the earliest possible stage of any land sales activity.

Policy 3.3.C.2 • The County will facilitate the provision of information to the public regarding the location of military and public airfields and impacts typically associated with these facilities through such means as posting maps on the County's website, installing signage near airfields where appropriate, and requiring MAZ and PAZ, accident potential zone, and noise zone information on site plans and subdivision plats.

Map 3-1

Map 3-2

Map 3-3

Map 3-4

Map 3-5

Map 3-6

Map 3-7

Map 3-8

Map 3-9

Map 3-10

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.A • Continue to provide and maintain a safe, convenient, efficient, and cost effective arterial and collector roadway network for present and future residents by implementing the regulations and guidelines specified in the following policies.

Policy 4.1.A.1 • The Land Development Code shall contain regulations that provide for future developments to pay all costs associated with the construction of internal roads. Nothing in this Policy shall be interpreted to preclude the County from requiring the development to pay all costs to the County associated with the construction of any road or roadway improvement made necessary by the development that is not necessarily internal to the development.

Policy 4.1.A.2 • The Land Development Code shall continue to include construction standards, based primarily on FDOT Standard Specifications and standard AASHTO tests, so that future roads can be constructed pursuant to the applicable standards and accepted by the County into the County system. These standards were adopted into the Land Development Code on August 22, 1991 and address subgrade, excavation, curb and gutter, base and surfacing.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.A • Continue to provide and maintain a safe, convenient, efficient, and cost effective arterial and collector roadway network for present and future residents by implementing certain regulations and guidelines through the enactment and enforcement of the Land Development Code.

Policy 4.1.A.3 • All new development projects with internal circulation and or parking needs shall be required to provide safe and convenient on-site traffic flow, labor intensive transportation facilities, and sufficient automobile and bicycle parking to accommodate the needs of the development project.

Policy 4.1.A.4 • The Land Development Code shall continue to address and regulate the control of connections points to arterials and major collectors and increase the number of interconnections among developments in order to facilitate safe and efficient access. The regulations established by the Land Development Code shall be based primarily on the standards in Florida Department of Transportation Rules 14-96 and 14-97. These regulations shall also include requirements for joint, internalized and cross access, driveway and parking lot design and other principles and guidelines recommended by the Center for Urban Transportation Research (CUTR). Access management standards were adopted into the Land Development Code for three corridors in Santa Rosa County on June 10, 1999 and will be applied to arterials and major collectors county wide by the end of 2004.

Policy 4.1.A.5 • The Land Development Code shall continue to require building setbacks on all collector and arterial roadways for the purpose of preventing building encroachment and thus permitting future safe and efficient traffic circulation at a minimal cost. For new development, building setbacks on arterial roadways shall be 50 feet; building setbacks on collector roadways shall be 25 feet. Variances to these setbacks may be granted when strict application of the requirement limits all reasonable use of the property as allowed by the Future Land Use Map.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.A • Continue to provide and maintain a safe, convenient, efficient, and cost effective arterial and collector roadway network for present and future residents by implementing certain regulations and guidelines through the enactment and enforcement of the Land Development Code.

Objective 4.1.B • Assure that the transportation system supports the County's growth management goals and is consistent with local, regional, and state plans through the continual coordination of land use planning with transportation planning.

Policy 4.1.A.6 • Santa Rosa County shall coordinate with the Florida Department of Transportation on access related decisions that impact the State Highway System.

Policy 4.1.B.1 • All land use decisions shall be consistent with the adopted Future Land Use Map and the adopted Future Transportation Map.

Policy 4.1.B.2 • The County Planning Director or his/her designee shall review all plans and proposals for development or redevelopment within the County utilizing the Future Land Use Map and the Future Transportation Map adopted herein. The review shall include a determination of consistency with these maps. Note: This review is not limited to these particular maps but must include them.

Policy 4.1.B.3 • Coordinate transportation improvements with the Future Land Use Element and maintain consistency between land use decisions and transportation system improvements.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.C • Promote a cooperative, continuing and comprehensive area transportation planning process by continually coordinating the County's decision-making process with the plans and programs of the Pensacola Urbanized Area Metropolitan Planning Organization (MPO), the Florida Department of Transportation (FDOT) and other local, regional, state, and national agencies as appropriate.

Objective 4.1.D • Establish and maintain a concurrency management system for the existing elements of the transportation infrastructure.

Policy 4.1.C.1 • The County will continue to participate in the preparation of the MPO's short and long range plans. The County's participation will continue to be the provision of representation on the MPO and its committees thus assuring that necessary and desirable projects within Santa Rosa County are consistent with this Plan and with the overall transportation objectives of the County.

Policy 4.1.D.1 • The Santa Rosa County concurrency management system will accumulate all development impacts to roadways, both above and below threshold standards, to determine the cumulative impact of individual development orders. Cumulative impacts of all development will be monitored in order to maintain adopted level of service (LOS) standards (See Policy 4.1.D.7).

Policy 4.1.D.2 • When a collector or arterial road reaches 85% of its adopted AADT maximum level of service volume, the County will undertake a more detailed peak hour/peak directional analysis of the roadway. This analysis will include computerized modeling. All new developments impacting this roadway will then be required to provide more detailed peak hour/peak directional traffic analysis in order to determine whether or not a concurrency certificate can be issued.

Policy 4.1.D.3 • A development that is deemed to have a de minimus impact pursuant to Rule 9J-5.0055(3)(c)6.a-c., FAC, shall not be subject to concurrency requirements.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.D • Establish and maintain a concurrency management system for the existing elements of the transportation infrastructure.

Policy 4.1.D.4 • Each year the Community Planning, Zoning & Development Division shall include within its annual concurrency review, an analysis of the traffic volumes and system demands in order to further monitor and identify the impacts of new growth on the transportation and traffic circulation system of the County. The Division shall include, within its report, an analysis of said impacts and will include recommendations to the Board of County Commissioners regarding any necessary improvements.

Policy 4.1.D.5 • For facilities on the Florida Intrastate Highway System as defined in Section 338.001, F.S., the County adopts the level of service (LOS) standard established by the Florida Department of Transportation by rule.

Policy 4.1.D.6 • Santa Rosa County shall collect the necessary transportation system data needed to determine concurrency on an annual basis at a minimum.

Policy 4.1.D.7 • Santa Rosa County hereby adopts the peak hour (100th highest average hour) Level of Service Standards for roadways found in Table 4.1.

TABLE 4.1

Roadway	Segment	Adopted LOS	Functional Classification
SR 4	Entire Roadway	(D)	Minor Arterial
SR 8 (I-10) <i>FIHS FACILITY</i>	Entire Roadway	(C)	Principle Arterial
SR 10 (US 90)	Entire Roadway	(D)	Minor Arterial
SR 30 (US 98)	Entire Roadway	(D)	Principle Arterial
SR 87N	Entire Roadway	(E)	Major Arterial
SR 87S <i>FIHS FACILITY</i>	Entire Roadway	(C)	Minor Arterial
SR 89N	Entire Roadway	(E)	Minor Arterial
SR 89	Entire Roadway	(D)	Minor Arterial
SR 281 (Avalon Blvd.)	South of I-10	(D)	Minor Arterial
SR 281 (Avalon Blvd.)	I-10 to US 90	Backlogged*	Minor Arterial
SR 399	Entire Roadway	(E)	Urban Collector
CR 89 (Ward Basin Road)	Entire Roadway	(D)	Minor Arterial
CR 184 (Hickory Hammock Rd.)	Entire Roadway	(D)	Minor Collector
CR 184A (Berryhill Road)	Entire Roadway	(D)	Minor Collector / Urban Collector
CR 191 (Munson Highway)	Entire Roadway	(D)	Urban Collector / Major Collector
CR 191B/281B (Sterling Way)	Entire Roadway	(D)	Minor Collector
CR 197	Entire Roadway	(D)	Minor Collector
CR 197A	Entire Roadway	(D)	Urban Collector / Minor Collector
CR 399	Entire Roadway	(D)	Major Collector / Minor Collector
CR 87 (Langley St)	Entire Roadway	(D)	Collector
CR 89 (Ward Basin Rd.)	Entire Roadway	(D)	Collector
CR 182 (Allentown Rd./ School Rd.)	Entire Roadway	(D)	Collector
CR 182 (Allentown Road)	Entire Roadway	(D)	Collector
CR 184 (Quintette Rd.)	Entire Roadway	(D)	Collector
CR 191	Entire Roadway	(D)	Collector
CR 191A	Entire Roadway	(D)	Collector
CR 191B (Soundside Dr.)	Entire Roadway	(D)	Collector
East Spencer Field Rd	Entire Roadway	(D)	Collector
West Spencer Field Rd.	Entire Roadway	(D)	Collector
Pine Blossom Road	Entire Roadway	(D)	Collector
Glover Lane	Entire Roadway	(D)	Collector
Bay Street	Entire Roadway	(D)	Collector
Gondolier Blvd.	Entire Roadway	(D)	Collector
Mulat Road	Entire Roadway	(D)	Collector
Hamilton Bridge Road	Entire Roadway	(D)	Collector
* The maximum daily traffic volume allowed is 20,020 Average Annual Daily Trips			

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.D • Establish and maintain a concurrency management system for the existing elements of the transportation infrastructure.

Policy 4.1.D.8 • For transportation facilities, at a minimum, one of the following concurrency criteria shall be met:

- 1) At the time a development order or building permit is issued, the necessary facilities and services shall be in place or under actual construction; or
- 2) A development order or building permit is issued subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three (3) years after this issuance of a certificate of occupancy as provided in the adopted five year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program; or
- 3) At the time a development order or building permit is issued, the necessary facilities and services are the subject of a binding executed development agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three (3) years after this issuance of a certificate of occupancy; or

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.D • Establish and maintain a concurrency management system for the existing elements of the transportation infrastructure.

Policy 4.1.D.8 (cont)

4) At the time a development order or building permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement pursuant to Section 163.3220, F.S., or development order issued pursuant to Chapter 380, F.S. to be in place or under actual construction not more than three (3) years after the issuance of a certificate of occupancy.

Policy 4.1.D.9 • To ensure continued mobility within the US 90 corridor, the County will:

(1) Actively participate in the update of the TPO's Transit Development Plan with the goal of providing express transit service along the US90 corridor as identified on the Future Transportation Map series (maps 4-1, 4-2, and 4-3)

(2) Continue to implement recommendations of the *2002 U 90 Corridor Management Report*,

(3) Facilitate parallel mobility within the corridor to the maximum extent possible by requiring or providing parallel roads, interconnection of development, sidewalks and bike lanes whenever feasible;

(4) Amend the Land Development Code to include US90 on the list of Access Management Corridors; and

(5) Continue to work with FDOT to improve traffic flow at key intersections.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.E • Give the highest priority to transportation projects that will relieve existing traffic congestion.

Policy 4.1.E.1 • The County shall use measures of congestion to prioritize transportation projects in the Capital Improvements Element.

Policy 4.1.E.2 • The County shall complete construction of a two lane road connecting Dalisa Road to SR 281 (Avalon Boulevard) by 2005. Construction of this two-lane road is designed to relieve congestion on SR 281 (Avalon Boulevard).

Policy 4.1.E.3 • The County shall continue to request, recommend, and support immediate roadway improvements in order to relieve the congestion on the segment of US 90 between Canal Street and SR 87S.

Policy 4.1.E.4 • The County shall continue to request, recommend, and support immediate roadway improvements in order to relieve the congestion on the segment of SR 281 (Avalon Boulevard) between 1-10 and US 90.

Policy 4.1.E.5 • By 2003, the County will conduct a study evaluating improvement options aimed at providing additional capacity on Woodbine Road. This may include study of the future development of Chumuckla Highway as a parallel north – south corridor.

Policy 4.1.E.6 • The County shall continue to request, recommend, and support immediate roadway improvements in order to relieve the congestion on all segments of US 98. The County will complete the South End Special Area Plan by 2002 specifically for the purpose of furthering this Policy.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.E • Give the highest priority to transportation projects that will relieve existing traffic congestion.

Objective 4.1.F • Provide a transportation system that optimizes preservation and efficiency of existing transportation facilities by minimizing the need for new highway construction through identification of strategies to reduce travel demand, encourage alternate modes and implement traffic operations improvements.

Policy 4.1.E.7 • Maps 4-1 through 4-4 show the planned future transportation system for Santa Rosa County and is incorporated herein by reference.

Policy 4.1.F.1 • The County will coordinate with the Pensacola Urbanized Area Metropolitan Planning Organization (MPO) in the development of the Traffic Operations Project Priorities for inclusion in the five year Transportation Improvement Program and in the development of the Transit Development Plan.

Policy 4.1.F.2 • Prior to approving new road construction projects for the purposes of adding capacity the County shall investigate the feasibility of alternative improvements to the existing roadway system such as: intersection improvements; synchronization of traffic signals; traffic calming measures; installation of auxiliary lanes; redesign and realignment of roadways; and multi-modal systems.

Map 4-1

Map 4-2

Map 4-3

Map 4-4

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.F • Provide a transportation system that optimizes preservation and efficiency of existing transportation facilities by minimizing the need for new highway construction through identification of strategies to reduce travel demand, encourage alternate modes and implement traffic operations improvements.

Policy 4.1.F.3 • The Santa Rosa County Land Development Code shall include provisions for entering into development agreements in order for developers to implement infrastructure improvements as a condition of a development order. These regulations shall be adopted into the Land Development Code by the end of 2004.

Policy 4.1.F.4 • Santa Rosa County shall coordinate with the MPO on the development of the Bicycle and Pedestrian Plan. The County will seek to include projects identified in this plan in the Capital Improvements Element when financially feasible or seek outside funding to advance their completion.

Policy 4.1.F.5 • The Santa Rosa County Land Development Code shall require residential and commercial project designs to incorporate interior connections and interconnections to reduce traffic on major arterials, collectors and intersections.

Policy 4.1.F.6 • Santa Rosa County shall coordinate with the West Florida Commuter Assistance Program in an effort to reduce single occupancy vehicle trips, increase commuter travel options and implement employer based transportation demand management strategies in order to enhance the efficiency of the existing transportation infrastructure, decrease vehicle miles traveled, reduce recurring congestion and, specifically, to preserve existing capacity during peak daily travel times.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.G • Establish strategies that will facilitate the use of alternatives to traveling on the Florida Intrastate Highway System to protect its interregional and intrastate functions.

Policy 4.1.G.1 • The County supports the continued utilization of the Garcon Point Bridge as an alternative to SR 87, which is part of the Florida Intrastate Highway System, in order to minimize local traffic on this facility.

Policy 4.1.G.2 • The County shall, as necessary, ensure that development includes features that encourage cross access, bicycle use and pedestrian movement to minimize utilization of the major roadway network, particularly in urban or urbanizing areas.

Objective 4.1.H • Encourage accessible public transportation for the transportation disadvantaged.

Policy 4.1.H.1 • Continue to support the coordination of local social service transportation by the designated provider.

Policy 4.1.H.2 • Continue to work with the Pensacola Metropolitan Planning Organization (MPO) on the development of the Transportation Disadvantaged Service Plan.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.I • Minimize adverse impact on the economy, environment, natural and scenic views and existing developments by balancing the location, design, construction and operation of the transportation system with existing development and environmental features.

Objective 4.1.J • Provide measures to relieve financial constraints on improvements to the transportation system.

Policy 4.1.I.1 • Coordinate transportation decisions with the goals and policies of TEAM SANTA ROSA.

Policy 4.1.I.2 • Design and build transportation facilities to reflect the scale and character of surrounding development and natural features.

Policy 4.1.I.3 • Provide or require the provision of non-motorized transportation facilities to link residential areas with recreational, public institutional and commercial areas in a safe manner. These facilities can include, but are not limited to, sidewalks, multi-use paths, pavement striping and signage.

Policy 4.1.J.1 • Encourage greater state and federal participation in funding transportation projects and local adoption of measures to augment these revenue sources if needed.

Policy 4.1.J.2 • Seek outside grant funding to construct or advance construction of transportation projects within Santa Rosa County.

Policy 4.1.J.3 • Equitably distribute transportation costs by requiring development projects to construct appropriate transportation improvements on the public transportation system in accordance with the development's proportional impact. These improvements can include, but are not limited to, ingress/egress lanes, traffic control measures and turn lanes within the development's area of impact.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.K • To provide safe, economical and attractive aviation facilities to meet the aviation demand requirements of the County.

Policy 4.1.K.1 • The Santa Rosa County Land Development Code shall contain regulations addressing noise abatement, the height of structures, land use compatibility and establishing Airport Environs Overlay Zones. These changes shall be adopted into the Land Development Code by the end of 2004.

Policy 4.1.K.2 • The County will support the Peter Prince Airport improvements identified as desirable in the 2000 "Master Plan Update".

Policy 4.1.K.3 • All development and expansion of existing or proposed aviation facilities shall be consistent with the adopted herein Future Land Use Map and the goals, objectives, and policies of the Conservation and Coastal Management Elements of this Plan.

Objective 4.1.L • Coordinate the surface transportation system with airports and related facilities.

Policy 4.1.L.1 • The County will continue to cooperate with the Pensacola Metropolitan Planning Organization (MPO) and the Florida Department of Transportation in order to provide access and mobility to Peter Prince Airport.

Policy 4.1.L.2 • The County will continue to cooperate with the Seaboard System Railroad (CSX) and the Florida Department of Transportation so that access to Peter Prince Airport by rail is maintained.

Transportation Element

Goal 4.1 • To provide a safe, cost effective, and functional transportation system for all residents of and visitors to Santa Rosa County that appropriately balances access and mobility needs.

Public Purpose: To establish and maintain the desired and projected transportation system in Santa Rosa County and particularly to plan for future motorized and non-motorized traffic circulations systems. Future traffic circulation systems are supported by goals, objectives, and policies contained herein, and are depicted on the Future Transportation Map Series in this element (reference Figures 4-1 through 4-4).

Objective 4.1.M • The County shall continue to coordinate its transportation and land use planning activities with the military.

Policy 4.1.M.1 • By 2003, the County will complete a Joint Land Use Study that will address encroachment issues for Peter Prince Airport as well as NAS Whiting Field North and South, and Navy Outlying Landing Fields: Spencer, Harold, Santa Rosa, Choctaw, Holley and Pace.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.A • Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs including rural and farm worker housing by implementing Policies 5.1.A.1. through 5.1.A.16, among others.

Policy 5.1.A.1 • The Future Land Use Map and Official Zoning Map shall provide for sufficient development or re-development opportunities (areas) within residentially designated areas.

Policy 5.1.A.2 • Biennially, the County will review its regulatory and permitting process and evaluate changes necessary to improve public and private sector housing delivery programs, especially affordable housing. Changes determined to be necessary may include the following:

(a) Completion of a brochure explaining the permitting process;

(b) The implementation of an integrated permitting system linking all relevant County Departments and Divisions;

(c) Revision of the LDC to provide clear guidelines and streamlined procedures for review and approval of documented affordable housing developments/projects.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.A • Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs including rural and farm worker housing by implementing Policies 5.1.A.1. through 5.1.A.16, among others.

Policy 5.1.A.3 • Density bonuses for development located within the established Transportation Planning Area (TPA) that provides workforce/affordable housing meeting the criteria of the Florida Housing Finance Corporation for the local area may be allowed within the established categories at the ratios indicated; Agriculture (3:1), Single Family Residential (2.5:1), and Medium Density Residential (1.8:1). By December 2008, the County shall establish density bonus incentives in the LDC for the construction of housing for very low, low and moderate income households and special needs households. Such incentives shall only be applied when higher density development is compatible with applicable adjacent zoning districts or residential areas. Additional incentives may include:

- (a) Providing for maximum flexibility in the provision of supportive infrastructure, within the requirements of the County's Concurrency Management System;
- (b) County support of special taxing districts for the funding of infrastructure;
- (c) Encouraging mechanisms such as infill housing, cluster development and site standard deviations; and
- (d) Prioritizing the permitting process for affordable housing developments as described in Policy 5.1.A.2 above.

Policy 5.1.A.4 • The County shall support the U.S. Housing and Urban Development, Section 8, Existing Housing Program.

Policy 5.1.A.5 • By December 2005, the County will re-examine its housing needs with particular emphasis on the needs of the elderly and very low, low and moderate income families. Such examination shall be based on

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.A • Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs including rural and farm worker housing by implementing Policies 5.1.A.1. through 5.1.A.16, among others.

data from the 2000 Census.

Policy 5.1.A.6 • The County Land Development Code shall establish criteria for the location of housing for the elderly and disabled (physically or mentally handicapped) and institutional housing and shall consider accessibility, convenience and infrastructure availability and shall continue to permit these uses in a variety of neighborhood settings.

Policy 5.1.A.7 • Housing for very low, low and moderate income families may be located in any residential or mixed-use category shown on the FLUM provided such housing complies with the construction and development standards contained within the LDC. Also, the County shall continue to enforce fair housing (non-discrimination) standards, which govern all types of housing, including housing for very low, low and moderate income families.

Policy 5.1.A.8 • The LDC shall detail the procedures whereby the provision of facilities and services necessary to serve proposed developments at the adopted LOS standards is confirmed prior to the issuance of development permits.

Policy 5.1.A.9 • Based upon data from County social service and health departments, in conjunction with the Affordable Housing Needs Assessment data, the County shall develop a current local profile of housing needs for migrant farm workers by December 2005. This profile will enable the County to assess the need for changes in policy related to the housing needs of migrant farm workers.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.A • Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs including rural and farm worker housing by implementing Policies 5.1.A.1. through 5.1.A.16, among others.

Policy 5.1.A.10 • If changes in farm worker housing policy are deemed necessary upon completion of a local assessment of migrant farm worker housing need, the County shall initiate programs and incentives to provide for the construction of housing units to meet any housing shortage for migrant farm workers. The County shall form partnerships with agricultural businesses to meet the housing needs for migrant farm workers and provide information regarding:

- (a) Migrant farm worker housing needs;
- (b) Availability of lands with sufficient density and infrastructure to support farm worker housing developments; and
- (c) Funding for farm worker housing developments.

The County shall also investigate incentives for agricultural businesses for the purposes of providing adequate housing for migrant farm workers.

Policy 5.1.A.11 • The County shall continue to allow clustered farm labor housing for accessory on-site use within agricultural areas.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.A • Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs including rural and farm worker housing by implementing Policies 5.1.A.1. through 5.1.A.16, among others.

Policy 5.1.A.12 • The LDC shall include site development criteria for mobile homes, group homes and foster care homes and each shall be located only in those areas designated on the Future Land Use Maps as residential. Mobile homes and manufactured housing shall be permitted in certain areas designated residential or agricultural on the Future Land Use Map and consistent with the LDC, provided they meet all County requirements and are consistent with State law (reference Section 553.38(2), F.S., and Section 320.0815(2), F.S.).

Policy 5.1.A.13 • The County shall promote and support involvement, including partnerships, of local government with the private and non-profit sectors to improve coordination among participants involved in housing production and the housing program delivery process.

If determined necessary, the Planning and Zoning Division as part of the annual Comprehensive Plan Monitoring Report shall conduct an analysis of the coordination among participants involved in housing production and the housing delivery system. Included with the analysis shall be any recommendations regarding opportunities for the County to enter into partnerships with the private and non-profit sectors to improve coordination among participants. Further, the Report shall recommend any changes necessary to improve the housing production process.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.A • Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs including rural and farm worker housing by implementing Policies 5.1.A.1. through 5.1.A.16, among others.

Policy 5.1.A.14 • The County shall support economic solutions to affordable housing, such as establishing job training and job creation programs to assist very low, low and moderate income households. The County shall investigate and support grant funding for the development of such programs if determined to be beneficial.

Policy 5.1.A.15 • The County shall support the use of transitional housing for special needs populations, including homeless, temporarily unemployed and recently paroled individuals. The County shall support state or federal programs as well as any grant funding for the purposes of addressing this issue if a need is identified.

Policy 5.1.A.16 • The County shall support efforts of local non-profit organizations to develop programs which address homelessness within the County. This includes the seeking of federal and state funding sources, such as the Stewart B. McKinney Homeless Assistance Act (1987), to support the development of programs to address homelessness within the County.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.B • The County will continue to reduce the number of substandard housing units in order to achieve at least a 5 percent reduction in the number of substandard housing units by 2005 and will continue making structural and aesthetic improvements to the existing housing stock through conservation, rehabilitation, or demolition efforts.

Policy 5.1.B.1 • The County shall use the data generated by the 2000 and 2010 census, when available, to identify substandard housing within the County.

Policy 5.1.B.2 • The County shall continue to utilize the procedures provided in Ordinance No. 92-04 as its primary method for the elimination or reduction of the number of substandard housing units identified pursuant to Policy 5.1.B.1.

Policy 5.1.B.3 • The LDC shall contain provisions which continue the County's practice of removing, or causing the removal of, housing stock with structural deficiencies

Policy 5.1.B.4 • The County shall continue to strictly enforce its building and housing codes as well as its planning and zoning codes.

Policy 5.1.B.5 • The County shall seek federal, state and local funding for the demolition or rehabilitation of substandard housing.

Policy 5.1.B.6 • The County will conduct an annual review of the housing stock in neighborhoods where code violations are more prevalent and institute special concentrated code enforcement activities where warranted. Code violations and/or substandard housing shall be mapped through the use of County's GIS system as a means towards this end.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.B • The County will continue to reduce the number of substandard housing units in order to achieve at least a 5 percent reduction in the number of substandard housing units by 2005 and will continue making structural and aesthetic improvements to the existing housing stock through conservation, rehabilitation, or demolition efforts.

Objective 5.1.C • Provide adequate areas and infrastructure for housing for very low, low and moderate income households, mobile homes, manufactured homes, group homes and foster care facilities

Policy 5.1.B.7 • The LDC shall contain effective and aesthetically pleasing buffer and landscape requirements for all new low and moderate income developments within the County.

Policy 5.1.B.8 • The County shall develop and implement programs which promote conservation and rehabilitation of housing for very low, low and moderate income households by:

(A) Pursuing federal, state and private resources to support neighborhood conservation and improvement; and

(B) Working cooperatively with neighborhood groups to develop strategies designed to promote comprehensive neighborhood revitalization.

Policy 5.1.C.1 • The County shall continue to implement the Concurrency Management System.

Policy 5.1.C.2 • The LDC shall include County zoning regulations and the Official Zoning Map which shall include zoning districts allowing single and multiple family residential units, mobile homes and manufactured housing.

Policy 5.1.C.3 • The County shall assure freedom of choice in housing for its residents by designating a variety of residential densities on the Future Land Use Map and Official Zoning Map.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.C • Provide adequate areas and infrastructure for housing for very low, low and moderate income households, mobile homes, manufactured homes, group homes and foster care facilities

Policy 5.1.C.4 • The County shall include within the LDC a variety of lot sizes, densities and housing types, including single-family, multi-family, accessory dwelling units, manufactured and mobile homes.

Policy 5.1.C.5 • The County shall continue to enforce its Land Development Code regulations in order to assure compatibility of land uses within established or planned residential areas.

Policy 5.1.C.6 • Residential development shall be coordinated with existing and planned community services and infrastructure. Through the land development regulations found within the Land Development Code, the County shall encourage innovative land uses, such as clustered development, traditional neighborhood development and other techniques.

Policy 5.1.C.7 • The County shall continue to designate on its Future Land Use Map sufficient land area with adequate density to accommodate the projected 2020 population

Policy 5.1.C.8 • The County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval processes to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.C • Provide adequate areas and infrastructure for housing for very low, low and moderate income households, mobile homes, manufactured homes, group homes and foster care facilities.

Policy 5.1.C.9 • The County shall continue to support the federal and state government programs to assist seniors to “age in place” by promoting independent living initiatives.

Policy 5.1.C.10 • The County shall provide for the creation and preservation of affordable housing for all current and anticipated future residents and special housing needs households including rural residents and farm workers by: allowing affordable housing in all residential areas; utilizing CDBG funds for infrastructure improvements and neighborhood revitalization; avoiding a concentration of affordable housing units in specific areas; and undertaking other measures to minimize the need for additional local services.

Policy 5.1.C.11 • The County shall continue to support cooperative and partnership activities among local governments, the private sector and non-profit organizations to provide housing assistance to meet the needs of very low, low and moderate income households.

Policy 5.1.C.12 • The County shall distribute public assisted housing throughout the County to provide for a wide variety of neighborhood settings for very low, low and moderate income households and to avoid undue concentration in any one neighborhood. Also, the County shall encourage developers of housing for very low, low and moderate income households, such as Habitat for Humanity, to disperse sites of their construction activities countywide.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.D • The County shall coordinate with other public agencies for the purposes of providing affordable housing and for the purposes of implementing affordable housing programs within the unincorporated areas of the County.

Policy 5.1.D.1 • The County shall initiate interlocal agreements with adjacent local governments, as deemed necessary or appropriate, to address the County's affordable housing needs if the County determines that;

(a) Meeting the demand for affordable housing is not economically feasible due to unusually high property values; or

(b) Meeting the demand for affordable housing is not environmentally feasible due to the physical constraints of the Coastal High Hazard Area.

Policy 5.1.D.2 • The County shall coordinate with the Florida Housing Finance Corporation (FHFC) to identify federal, state and other sources of funding, such as the HOME Investment Partnership Act and Low Income Housing Tax Credit Program funds earmarked for very low, low and moderate income housing and provide technical assistance and support to private applicants applying for these funds.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.E • Adequate sites shall continue to be available in residential areas or areas of residential character within the County for group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services (CFS).

Policy 5.1.E.1 • The County will establish criteria in the LDC guiding the location of group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services and that foster non-discrimination. Such criteria shall allow the development of community residential alternatives to institutionalization and will include requirements for supporting infrastructure and public facilities.

Group homes shall be located consistent with the requirements of Chapter 419, F.S., as follows:

(a) Group homes (community residential facilities) which house six (6) or fewer residents shall be permitted in any residential zoning district or Future Land Use Map category; and

(b) Group homes (community residential facilities) housing seven (7) or more residents shall be permitted in any zoning district or Future Land Use Map category where multi-family dwellings are permitted, including the mixed use land use categories.

Foster care facilities may be located in any residential zoning district or Future Land Use Map category.

Policy 5.1.E.2 • Consistent with established criteria, the County shall monitor the development and distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided, and that over concentration in any residential area is avoided.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.E • Adequate sites shall continue to be available in residential areas or areas of residential character within the County for group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services (CFS).

Policy 5.1.E.3 • The County shall provide demographic and technical information to private and non-profit sponsors willing to develop group and foster care facilities for County residents.

Policy 5.1.E.4 • The County shall coordinate the development of group homes, foster care facilities and residential care facilities with existing and planned community services and infrastructure.

Objective 5.1.F • The continued identification and preservation of historically significant housing.

Policy 5.1.F.1 • The County will continue to seek grants from appropriate federal and state agencies in order to provide funding for the identification and preservation of historic housing.

Policy 5.1.F.2 • The County shall actively coordinate with the Department of State, Division of Historical Resources, to further the identification and classification of historical housing sites within the County. In particular the County will seek grant funding from or cooperate with the Department of State in order to accomplish the development of GIS map layers identifying historical sites throughout the County in a parcel specific format.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.F • The continued identification and preservation of historically significant housing.

Policy 5.1.F.3 • The LDC shall contain provisions and regulations governing development and redevelopment within the Bagdad Historic District. Such provisions and regulations shall be aimed at preserving the historic character of the District, including the preservation of historical housing.

Objective 5.1.G • Provide housing assistance, including relocation housing for persons displaced by public programs or projects and for those displaced by the process of housing rehabilitation.

Policy 5.1.G.1 • The County shall pursue grants to provide for relocating low and moderate income persons displaced during the housing rehabilitation process.

Policy 5.1.G.2 • By 2005, the County shall develop a relocation assistance plan that shall be implemented and enforced for activities using County funds that result in the displacement or relocation of residents.

Policy 5.1.G.3 • All plans for public programs and projects that would involve the displacement of residents shall include a housing relocation plan that contains provisions for interim or permanent housing for displaced persons.

Housing Element

Goal 5.1 • Ensure the provision of safe, affordable and adequate housing for the current and future residents of Santa Rosa County.

Public Purpose: To ensure that all current and future Santa Rosa County residents have access to safe, affordable and adequate housing.

Objective 5.1.G • Provide housing assistance, including relocation housing for persons displaced by public programs or projects and for those displaced by the process of housing rehabilitation.

Policy 5.1.G.4 • By December 2005, the County shall establish a housing assistance referral program in cooperation with appropriate local, state and federal agencies. These agencies include, but are not limited to, the Florida Department of Children and Family Services, the Escambia Housing Authority, the Milton Housing Authority and others. The Housing Assistance Referral Program will include guidance and direction to applicants so that applicants in need may take advantage of all local, state or federal assistance programs available within the area. In addition, the County will communicate with the appropriate agency whenever the County is contacted by a potential client of such agency.

Infrastructure Element

Goal 6.1 • The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

Public Purpose: The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system that serves the citizens of Santa Rosa County.

Objective 6.1.A • The County shall correct existing wastewater collection facility deficiencies, if any, by implementing Policies 6.1.A.1 through 6.1.A.2, among others.

Policy 6.1.A.1 • The County shall continue to provide information to the private sewer providers operating within the County to aid in the establishment of priorities for the replacement of facilities, the correction of existing facility deficiencies and for future facility needs planning.

Policy 6.1.A.2 • The County shall continue to cooperate with other governmental agencies, as appropriate, in order to provide for additional property and techniques for the disposal of effluent from the public and private wastewater collection providers in the County.

Policy 6.1.A.3 • The construction, maintenance and operation of sewer facilities shall be funded by user fees or special assessments.

Infrastructure Element

Goal 6.1 • The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

Public Purpose: The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system that serves the citizens of Santa Rosa County.

Objective 6.1.B • Coordinate the extensions of sanitary sewer collection lines and the increase in capacity of sewage treatment facilities (if any) in order to meet future needs by implementing Policies 6.1.B.1 through 6.1.B.6, among others.

Policy 6.1.B.1 • The County shall include LOS standards within its LDC and shall ensure the maintenance of LOS standards through implementation of the Concurrency Management System (reference Chapter 6 of this ordinance).

Policy 6.1.B.2 • The level of service standards for sanitary sewer within the County shall be ninety (90) gallons per capita per day.

Policy 6.1.B.3 • Santa Rosa County shall cooperate with entities having operational and maintenance responsibilities for sewage facilities in the unincorporated areas of the County so that coordination occurs in establishing level of service standards throughout the County

Policy 6.1.B.4 • The County shall monitor development to ensure that the level of service standards are maintained concurrent with development.

Policy 6.1.B.5 • Extension of collection system lines made necessary by new development shall be the responsibility of the development.

Policy 6.1.B.6 • The County shall continue to coordinate and cooperate with the Okaloosa/Walton/Santa Rosa Regional Utility Authority.

Infrastructure Element

Goal 6.1 • The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

Public Purpose: The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system that serves the citizens of Santa Rosa County.

Objective 6.1.C • The County shall continue to encourage (through economic incentives) the use of existing facilities so as to discourage urban sprawl.

Policy 6.1.C.1 • Where central sanitary sewer facilities are not available in unincorporated areas of the County, building permits will not be issued until the applicant has obtained a septic tank permit from the F.D.E.H. "Available" shall be defined in Section 381.0065, F.S., except as follows:

Where a sewer utility system exists or will exist upon completion of a platted subdivision within one half mile of the subdivision, a central collection system to serve the development shall be installed by the developer for connection to the sewer utility system;

South of East River, and on Garcon Point, all subdivisions to be platted are required to connect to central sanitary sewer facilities.

Variances to the above provisions may be allowed if the cost of constructing the sewer system extension to the utility involves extraordinary costs such as water way crossings, wetlands crossing, extensive land clearing, etc.

Policy 6.1.C.2 • The County shall limit development and strictly enforce size and density limitations contained in this Plan through for un-served areas of Santa Rosa County.

Infrastructure Element

Goal 6.1 • The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

Public Purpose: The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system that serves the citizens of Santa Rosa County.

Objective 6.1.C • The County shall continue to encourage (through economic incentives) the use of existing facilities so as to discourage urban sprawl.

Policy 6.1.C.3 • The County shall prioritize capital improvements funding in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn out facilities; that assigns second priority to correcting existing deficiencies in public facilities; and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Santa Rosa County from increasing or rearranging the priorities above so that cost savings may be realized or so that the adopted LOS standard may be met.

Policy 6.1.C.4 • To the extent possible, the County shall encourage growth management practices that promote contiguous, compact development through the availability of wastewater utility services.

Policy 6.1.C.5 • New public and private wastewater infrastructure shall be planned and designed to be compatible with adjacent land uses, both existing and future and shall not promote development in environmentally sensitive lands.

Policy 6.1.C.6 • New public wastewater infrastructure and services shall be constructed and expanded in an orderly manner with costs shared as appropriate, on a proportionate basis, by those benefiting from the service.

Infrastructure Element

Goal 6.1 • The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

Public Purpose: The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system that serves the citizens of Santa Rosa County.

Objective 6.1.D • To ensure that the design and implementation of waste water collection, treatment and disposal systems has a limited impact on the natural environment.

Policy 6.1.D.1 • New public infrastructure within the Coastal Area shall be planned and constructed in a manner that minimizes impact upon coastal marshes, wetlands and surface water.

Policy 6.1.D.2 • The County shall discourage the discharge of any new or upgraded public or private sanitary sewer facility into the estuarine waters of the County.

Policy 6.1.D.3 • Septic tanks, at a minimum, shall comply with established State standards, including suitable soil types and minimum lot sizes. The County shall continue to enforce established F.D.E.H standards through the Santa Rosa County Environmental Health Department review of applications for septic tanks.

Policy 6.1.D.4 • The County shall continue to apply the F.D.E.H established minimum setback for septic tank drain fields in areas adjacent to any stream, creek, pond or other open water body.

Policy 6.1.D.5 • Septic tanks and their associated drain fields shall be prohibited within wetland areas depending on the specific regulatory agency's definition of wetlands.

Policy 6.1.D.6 • New developments above the Santa Rosa County Health Department's threshold(s) for septic tank use shall rely upon public or private sewer systems and wastewater treatment plants built to County/State specifications.

Infrastructure Element

Goal 6.2 • The provision of an environmentally safe and efficient solid waste collection and disposal system.

Public Purpose: The provision of an environmentally safe and efficient solid waste collection and disposal system that serves the citizens of Santa Rosa County.

Objective 6.2.A • Correct existing facilities deficiencies, if any, by implementing Policies 6.2.A.1 through 6.2.A.3, among others.

Policy 6.2.A.1 • The construction, maintenance and operation of solid waste facilities shall be funded by user fees.

Policy 6.2.A.2 • The County shall continue to cooperate with the municipalities to establish priorities for replacement, correcting existing facility deficiencies and providing for future facility needs.

Policy 6.2.A.3 • Solid waste management facilities developed and operated by the County shall:

- (a) Comply with all Federal, State and local environmental regulations;
- (b) Minimize adverse human and natural environmental impacts;
- (c) Minimize development and operation and maintenance costs;
- (d) Minimize environmental and economic risk; and
- (e) Meet all applicable health and safety standards.

Objective 6.2.B • To coordinate solid waste facilities capacity with current future needs.

Policy 6.2.B.1 • The County will continue to cooperate with the Regional Utility Authority for solid waste disposal alternatives.

Policy 6.2.B.2 • The level of service standard for solid waste disposal shall be 6 lbs. per capita per day for all county residents.

Infrastructure Element

Goal 6.2 • The provision of an environmentally safe and efficient solid waste collection and disposal system.

Public Purpose: The provision of an environmentally safe and efficient solid waste collection and disposal system that serves the citizens of Santa Rosa County.

Objective 6.2.B • To coordinate solid waste facilities capacity with current future needs.

Policy 6.2.B.3 • The County shall continuously monitor growth and development to ensure that the level of service standard is maintained concurrent with development.

Objective 6.2.C • Maximize the use of existing facilities and discourage urban sprawl.

Policy 6.2.C.1 • The County shall continue its "Recycle Santa Rosa" program to reduce the volume of solid waste carried to landfills. Note: It is the goal of Santa Rosa County to reduce the amount of solid waste going to landfills by at least 30% by 2015.

Policy 6.2.C.2 • The County shall continue to use drop-centers throughout the County for residential recyclable material.

Policy 6.2.C.3 • The County shall endeavor to expand residential recycling programs to include commercial and industrial businesses.

Policy 6.2.C.4 • The County shall continue, through informational brochures and advertisements, public education and awareness programs to inform residents and businesses of the need to recycle, reuse and compost.

Infrastructure Element

Goal 6.2 • The provision of an environmentally safe and efficient solid waste collection and disposal system.

Public Purpose: The provision of an environmentally safe and efficient solid waste collection and disposal system that serves the citizens of Santa Rosa County.

Objective 6.2.D • To ensure that the design and implementation of a solid waste collection and disposal system has a limited impact on the natural environment.

Policy 6.2.D.1 • Waste streams shall be monitored at landfill sites to prevent illegal dumping of hazardous waste.

Policy 6.2.D.2 • The County shall continue to operate a service that allows residents to dispose of household hazardous waste at the landfill or at designated drop off locations.

Infrastructure Element

Goal 6.3 • The provision of an environmentally safe and efficient storm water management system.

Public Purpose: The provision of an environmentally safe and efficient storm water management system that serves to protect the property of the citizens of Santa Rosa County while preserving water quality.

Objective 6.3.A • Correct existing facilities deficiencies, if any, by implementing Policies 6.3.A.1 through 6.3.A.3, among others.

Policy 6.3.A.1 • The County shall continue its practice of not issuing development permits for projects not meeting the design criteria for correcting existing deficiencies or meeting future drainage requirements.

Policy 6.3.A.2 • The County shall continue its practice of correcting localized drainage problems so that LOS standards are maintained.

Policy 6.3.A.3 • The County shall continue its periodic inspection program of storm water control structures to ensure the proper functioning of such structures.

Objective 6.3.B • To coordinate the increase in capacity of storm water facilities with meeting future needs.

Policy 6.3.B.1 • Installation of storm water management facilities made necessary by new development shall be the responsibility of the developer.

Policy 6.3.B.2 • The County shall continue to enforce regulations in the LDC containing LOS standards for drainage, storm water management and water quality.

Policy 6.3.B.3 • The LOS standards for drainage and water quality shall be:

(a) Retain the first inch of run-off; and

(b) Post development run-off shall not exceed the pre-development run-off rate for all storm events, up to and including an event with a 24-hour duration, 100 year return frequency.

Infrastructure Element

Goal 6.3 • The provision of an environmentally safe and efficient storm water management system.

Public Purpose: The provision of an environmentally safe and efficient storm water management system that serves to protect the property of the citizens of Santa Rosa County while preserving water quality.

Objective 6.3.B • To coordinate the increase in capacity of storm water facilities with meeting future needs.

Policy 6.3.B.3 Cont.

(c) Post development run-off in constrained basins shall not exceed the pre-development run-off rate for a 10-year storm event during all storm events, up to and including an event with a 24-hour duration, 100 year return frequency.

(d) Post development run-off in closed basins shall be retained on-site for all storm events, up to and including the 24 hour duration, 100 year return frequency storm event.

Note: The LDC regulations include design and performance standards pursuant to Section 62-25, F.A.C. and Section 62-301, F.A.C.

Policy 6.3.B.4 • There shall be no reduction in the flood storage capacity or the other natural functions and values of the floodplain in Santa Rosa County in areas designated as regulatory floodway by FEMA Flood Insurance studies in Santa Rosa County. Encroachments shall be prohibited within designated regulatory floodway including, but not limited to, fill and new construction and development improvements that would result in any increase in flood levels.

Policy 6.3.B.5 • The County shall regulate development within the flood prone areas to minimize flood storage capacity reduction so that post development equals pre-development standards, which will afford protection to life and property within the floodplain.

Policy 6.3.B.6 • The County shall require that storm water management facilities meet or exceed the adopted LOS, and that capacity is available concurrent with the impacts of the development.

Infrastructure Element

Goal 6.3 • The provision of an environmentally safe and efficient storm water management system.

Public Purpose: The provision of an environmentally safe and efficient storm water management system that serves to protect the property of the citizens of Santa Rosa County while preserving water quality.

Objective 6.3.B • To coordinate the increase in capacity of storm water facilities with meeting future needs.

Policy 6.3.B.7 • Where soil conditions and land use permit, the County may require the use of swale drainage on all new roadways or drainage easements.

Objective 6.3.C • Existing drainage features (facilities) shall be utilized whenever sufficient capacity is available within such features and to discourage urban sprawl. Utilization of natural drainage features shall be required when such use does not impact sensitive natural resources.

Policy 6.3.C.1 • Site specific development plans will be required to protect natural drainage features and incorporate such features into the site planning and development process.

Policy 6.3.C.2 • The use, storage, transmission or generation of hazardous substances, or substances which may artificially accelerate the eutrophication of wetlands and/or water bodies, shall be prohibited within wetland systems and shall be reported.

Infrastructure Element

Goal 6.4 • Provide an environmentally safe and efficient system for the provision of potable water.

Public Purpose: The provision of an environmentally safe and efficient system for the provision of potable water to the citizens of Santa Rosa County.

Objective 6.4.A • Continually correct facility deficiencies, replace obsolete or worn out facilities and maximize the use of existing facilities so as to discourage urban sprawl by implementing Policies 6.4.A.1 and 6.4.A.2, among others.

Policy 6.4.A.1 • The County shall cooperate with the various water systems within the County, in any appropriate manner, in order to provide for the timely and efficient provision of potable water facilities or to correct facility deficiencies.

Policy 6.4.A.2 • The County shall continue to support economic incentives that will be used to encourage new development to utilize existing potable water facilities and systems to serve the needs of the development. The economic incentives will include higher costs for extending distribution lines as opposed to tapping existing lines.

Objective 6.4.B • To provide potable water facilities concurrent with future demand.

Policy 6.4.B.1 • All costs for potable water facilities shall be funded by user fees or special assessments.

Policy 6.4.B.2 • The cost of water line extensions made necessary by new development shall be the responsibility of the development.

Policy 6.4.B.3 • The LOS standard for potable water within Santa Rosa County shall be one hundred (100) gallons per capita per day (average).

Policy 6.4.B.4 • The LDC shall contain procedures for assurance of compliance with LOS standards with the entities providing water service in the unincorporated areas of Santa Rosa County.

Infrastructure Element

Goal 6.4 • Provide an environmentally safe and efficient system for the provision of potable water.

Public Purpose: The provision of an environmentally safe and efficient system for the provision of potable water to the citizens of Santa Rosa County.

Objective 6.4.B • To provide potable water facilities concurrent with future demand.

Policy 6.4.B.5 • The County shall continue to participate in and cooperate with the Regional Utility Authority for water supply planning and financing alternatives in accordance with the Resource Management Plan and the NFWFMD's Regional Water Supply Plan.

Policy 6.4.B.6 • The County shall encourage growth management practices within the County that promote contiguous compact development through the availability of utility services.

Policy 6.4.B.7 • New public infrastructure and public services shall be constructed and expanded in an orderly manner with costs shared as appropriate, on a proportionate basis, by those benefiting from the service.

Policy 6.4.B.8 • New public and private infrastructure shall be planned and designed to be compatible with adjacent land uses, both existing and future, and shall not promote development located in Environmentally Sensitive Lands.

Objective 6.4.C • To ensure that the design and implementation of the County's potable water supply system has a limited impact on the natural environment.

Policy 6.4.C.1 • New public infrastructure within the Coastal Area shall be planned and constructed in a manner that minimizes the impact upon coastal marshes, wetlands and surface water.

Policy 6.4.C.2 • The County shall not approve developments where the impacts will result in the violation of standards established by DEP, NFWFMD and/or Santa Rosa County relating to water quality and quantity.

Objective 6.4.D • To ensure that the design and implementation of the County's potable water supply system has a limited impact on the natural environment.

Policy 6.4.D.1 • The County shall ensure that, prior to the issuance of a development order or permit, the applicant has demonstrated that the project complies with Federal, State and local permit requirements for potable water systems.

Infrastructure Element

Goal 6.4 • Provide an environmentally safe and efficient system for the provision of potable water.

Public Purpose: The provision of an environmentally safe and efficient system for the provision of potable water to the citizens of Santa Rosa County.

Objective 6.4.E • To continually conserve and protect potable water resources by implementing Policies 6.4.E.1 through 6.4.E.11.

Policy 6.4.E.1 • The LDC shall include requirements for the installation of water-saving devices on all new construction.

Policy 6.4.E.2 • The County shall continue to cooperate with the Northwest Florida Water Management District to obtain state funding for an abandoned well plugging program. Among other things, the County shall continue to request the legislature to fund the well plugging program of the NWFWMD. Further, Santa Rosa County and its officials shall notify the NWFWMD anytime information becomes available to the County regarding the location, or possible location, of an abandoned well. County officials shall immediately communicate the location of any abandoned well to the NWFWMD so that the district may initiate appropriate actions.

Policy 6.4.E.3 • The County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius or Sand and Gravel Aquifer public supply water wells, measured from the center of the wellhead. Within the cones of influence of potable water wells, or the wellhead protection zones, or within potable water well fields, whichever is the greater identified area, the following activities are prohibited: landfills, resource extraction activities and the like; underground fuel storage facilities; projects with impervious cover of 50% or more; the bulk storage, handling or processing of materials on the Florida Substance List promulgated pursuant to Section 442.103, F.S.; activities that require the storage, use, handling, production or transportation of restricted substances such as toxic chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, medical wastes and the like; wastewater treatment plants, percolation ponds and similar facilities; mines or mining activities; excavation of waterways or drainage facilities which intersect the water table; and all uses regulated pursuant to Chapter 62-521, F.A.C.

Infrastructure Element

Goal 6.4 • Provide an environmentally safe and efficient system for the provision of potable water.

Public Purpose: The provision of an environmentally safe and efficient system for the provision of potable water to the citizens of Santa Rosa County.

Objective 6.4.E • To continually conserve and protect potable water resources by implementing Policies 6.4.E.1 through 6.4.E.11.

Policy 6.4.E.4 • Water Resource Caution Areas have been established by the Northwest Florida Water Management District to protect the area's water resources from depletion, salt water intrusion or man induced contamination, or from any other activity which may substantially affect the quality or quantity of the area's water resources. Within such area, the NFWMD has established lower permit thresholds, management (maximum) and minimum levels, and stipulates any limiting conditions as necessary to monitor, manage, and control the use of water. Santa Rosa County shall cooperate with the NFWMD in its enforcement of regulations regarding the Water Resource Caution Areas within the County.

Policy 6.4.E.5 • Any time an area of water resources concern is declared by the Northwest Florida Water Management District, development must comply with the relevant portions of Section 40A-2.801, et.seq. of the Florida Administrative Code.

Policy 6.4.E.6 • The County Planning & Zoning and Inspection Departments shall continue to require compliance with the Water Conservation Act of 1982 as required by Section 553.14, F.S.

Policy 6.4.E.7 • The County shall maximize the use of alternative water supplies and conservation measures before considering the interbasin transfer of water.

Policy 6.4.E.8 • The County shall enforce the Building Construction Standards of the Florida Statutes, Chapter 553, along with all other relevant building criteria (i.e., plumbing fixtures, retrofitting and ultra-low water use fixtures) to require the use of water saving devices in new construction and specified reconstruction.

Infrastructure Element

Goal 6.4 • Provide an environmentally safe and efficient system for the provision of potable water.

Public Purpose: The provision of an environmentally safe and efficient system for the provision of potable water to the citizens of Santa Rosa County.

Objective 6.4.E • To continually conserve and protect potable water resources by implementing Policies 6.4.E.1 through 6.4.E.11.

Policy 6.4.E.9 • The County shall take steps to promote and educate, both the public and private sectors, concerning the use of native and drought resistant vegetation for landscaping in an effort to reduce outside irrigation.

Policy 6.4.E.10 • The County shall coordinate with the NFWMD in an effort to protect and conserve future potable water supplies. The County and the NFWMD shall mutually agree upon policies which ensure that water quality and supplies meet existing and projected future demands.

Policy 6.4.E.11 • The County, in cooperation with the Santa Rosa County Cooperative Extension Service, the Florida Department of Agriculture and Consumer Affairs, Division of Forestry, the Natural Resource Conservation Service and the NFWMD, shall provide technical assistance to agriculture operations and other irrigation water users in the design of low-volume irrigation systems.

Infrastructure Element

Goal 6.5 • Provide for the protection and recharge of the sand and gravel aquifer from rainfall as well as the functions of natural groundwater recharge areas and natural drainage features. Note: The Floridan Aquifer is not recharged by rainfall within Santa Rosa County.

Public Purpose: The provision of protection and recharge of the sand and gravel aquifer from rainfall as well as the function of natural groundwater recharge areas and natural drainage features.

Objective 6.5.A • The County shall protect the function and recharge potential of the sand and gravel aquifer through the implementation of Policies 6.5.A.1 through 6.5.A.7.

Policy 6.5.A.1 • The County shall require a minimum of 10% pervious surface area for all new development so that rainfall may reach the aquifer through percolation.

Policy 6.5.A.2 • The County shall ensure that storm water management structures are designed to function as aquifer recharge areas in appropriate locations.

Policy 6.5.A.3 • The County shall continue to discourage the use of injection wells for the disposal of wastewater.

Policy 6.5.A.4 • The County shall continue to prohibit the location of septic systems within 200 feet of a public water supply well unless otherwise permitted by DEP or the F.D.E.H.

Policy 6.5.A.5 • The County shall encourage low water use landscape for both domestic and commercial development.

Policy 6.5.A.6 • The County shall encourage the use of reclaimed water in new developments.

Policy 6.5.A.7 • The County in cooperation with the Santa Rosa County Cooperative Extension Service, the Florida Department of Agriculture and Consumer Affairs, Division of Forestry, the Natural Resources Conservation Service, the University of Florida (Milton Campus) and the NFWMD shall provide technical assistance to agriculture operations and other irrigation water users in the design of low-volume irrigation systems.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.A • Protect people and property by limiting public expenditures in areas subject to destruction by natural disasters.

Policy 7.1.A.1 • Public expenditures on Navarre Beach not directly paid by users, necessary for evacuation, or necessary for the ensurance of public safety shall be limited to the following: the development of parks and recreational facilities; the enhancement or protection of natural resources; or increasing the public's access to the shoreline.

Policy 7.1.A.2 • The County shall enforce FEMA construction standards.

Policy 7.1.A.3 • Coastal High Hazard Areas shall be defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. A generalized map of the Coastal High Hazard Areas (CHHA) in Santa Rosa County is depicted on the Future Land Use Map Series.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.A • Protect people and property by limiting public expenditures in areas subject to destruction by natural disasters.

Policy 7.1.A.4 • Within the CHHA, the following provisions apply:

- A) New development of adult congregate living facilities, nursing homes for the aged, total care facilities, hospitals, correctional facilities and similar developments shall be prohibited;
- B) Except as provided in (A) above, there is no prohibition on development or redevelopment seaward of the Coastal Construction Control Line provided that the applicant for such development or redevelopment has obtained all necessary State and/or Federal permits;
- C) Within the CHHA, structures damaged more than 50% by coastal storms may be rebuilt provided that the redevelopment meets current building code and Land Development Code requirements.
- D) Densities and intensities of use to guide development and post-disaster redevelopment within the CHHA are as established in this Plan.
- E) Sizing of infrastructure shall be consistent with that needed to support the densities and intensities established by this Plan for those areas within the CHHA.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.A • Protect people and property by limiting public expenditures in areas subject to destruction by natural disasters.

Policy 7.1.A.5 • New development and redevelopment shall comply with current FEMA and Florida Building Code construction standards.

Policy 7.1.A.6. • The County shall consider the relocation, mitigation or replacement of infrastructure currently present within the CHHA where state funding is anticipated to be needed. An analysis of this need will be included annually in the evaluation of this Plan.

Policy 7.1.A.7 • New roads, pipelines and other public infrastructure within the Coastal Area shall be planned and constructed in a manner that will minimize their impact upon coastal marshes, wetlands and surface waters.

Policy 7.1.A.8 • Reduce the exposure of human life and public and private property to natural hazards through implementation of the Santa Rosa County Local Hazard Mitigation Strategy. This Strategy will be updated to address the requirements of the Disaster Mitigation Act of 2000.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.B • The County shall direct population concentrations away from Navarre Beach and the entire Coastal High Hazard Area.

Policy 7.1.B.1 • At least 45 % of the developable land within the Navarre Beach Zoning Overlay District shall remain within the Low Density Residential and Conservation/Recreation Future Land Use Map Designations.

Policy 7.1.B.2 • The County shall limit the densities and intensities of land use as defined within this Plan. Such limitations will assure generalized low density use of land within the majority of the Coastal High Hazard Areas of Santa Rosa County.

Policy 7.1.B.3 • The Community Planning Zoning & Development Division shall make recommendations to the Board of County Commissioners, as needed, regarding Land Development Code and Ordinance Amendments to ensure consistency with the hazard mitigation annex of the Santa Rosa County Comprehensive Emergency Management Plan as well as any applicable existing inter-agency hazard mitigation reports.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.C • Preserve and protect the environmental quality of estuarine environments, coastal wetlands, wildlife habitat and living marine resources by restricting development, or by limiting the impacts of development or redevelopment.

Policy 7.1.C.1 • Channeling storm water run-off directly into water bodies shall be prohibited.

Policy 7.1.C.2 • New developments with the potential to impact the quantity or quality of natural resources will be required to obtain the necessary permits from all applicable state and/or federal agencies (Florida Department of Environmental Protection, Northwest Florida Water Management District and/or the U.S. Army Corps of Engineers) prior to the authorization of a development order by the County.

Policy 7.1.C.3 • The shorelines of the Gulf of Mexico, Santa Rosa Sound, Escambia Bay, Blackwater Bay, East Bay and the basins and bayous will be protected from the negative impacts of development by limiting development within 50 feet of the shoreline, requiring a minimum 15 foot vegetated buffer between development activity and the shoreline, and by limiting the maximum amount of impervious cover allowed to 75 percent.

Policy 7.1.C.4 • Any storm water detention or retention areas located near an estuary or estuarine systems or other water bodies within the County shall be designed so that the shorelines are sinuous rather than straight and so that water/land interfaces are curvilinear and maximize space for growth of littoral vegetation.

Policy 7.1.C.5 • No septic tanks shall be permitted near any functioning estuarine system until the applicant for such septic tank has received approval from the Florida DOH/County Health Department, and then only if a central sewer system is not available pursuant to the Florida Statutes. The use of septic tanks in Garcon Point and areas South of East River will be further limited as detailed in Policy 6.1.C.1.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.C • Preserve and protect the environmental quality of estuarine environments, coastal wetlands, wildlife habitat and living marine resources by restricting development, or by limiting the impacts of development or redevelopment.

7.1.C.6 • With respect to acquisition, the County, where feasible, shall protect sensitive coastal areas unduly threatened by development, through acquisition, establishment of public or private conservation easements, or through other available means as deemed appropriate.

Policy 7.1.C.7 • The County shall coordinate and provide technical assistance to Federal and State agencies preparing applicable studies which will maintain and/or increase water quality, based on established water body classification.

Policy 7.1.C.8 • The County shall coordinate, through the Bay Area Resource Council, with adjacent counties and municipalities to protect estuaries which are located within the jurisdiction of more than one local government to ensure adequate sites for water dependent uses, prevent estuarine pollution, control surface water runoff, protect living marine resources, reduce exposure to natural hazards and ensure public access.

Policy 7.1.C.9 • Through the development review process, the County shall coordinate existing resource protection plans such as resource planning and management plans, aquatic preserve management plans and estuarine sanctuary plans with all applicable Federal, State and local jurisdictions.

Policy 7.1.C.10 • The County will continue to protect the Outstanding Florida Waters located within the County. Components of this protection include, but are not limited to public ownership of conservation areas, stormwater management as required by Policy 6.3.B.3, and implementation of the wetlands protection provisions of Policy 8.1.A.1.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.D • Require development to protect beaches and dunes, to restore altered beaches and dunes, and to comply with construction standards which minimize the impacts of man-made structures on beach and dune systems.

Policy 7.1.D.1 • Ensure compliance with the Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) regulations that require location of construction a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune and beach stability. It is not the intent of this policy to prevent a development from receiving a variance to these regulations if deemed necessary by the FDEP.

Policy 7.1.D.2 • The Future Land Use Map shall contain a Conservation/Recreation Land Use Category. At least 34 % of the developable land within the Navarre Beach Zoning Overlay District shall remain in this category.

Policy 7.1.D.3 • The removal of white sand from within the Navarre Beach Zoning Overlay District shall be prohibited.

Policy 7.1.D.4 • The County will encourage activities that protect and rebuild coastal dunes. This will be accomplished by continuing, or supporting the continuation of, activities by private and public agencies for dune restoration purposes, installation of sand fences on public and private properties, and enforcing restrictions regarding the destruction of sea oats and requiring the planting of sea oats by new development in coastal areas.

Policy 7.1.D.5 • The County will encourage existing development and require new development to plant or replant native vegetation where appropriate, including sea grass beds and other types of shoreline, aquatic, and upland vegetation.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.D • Require development to protect beaches and dunes, to restore altered beaches and dunes, and to comply with construction standards which minimize the impacts of man-made structures on beach and dune systems.

Policy 7.1.D.6 • Any time proposed construction would alter Gulf beaches or dunes, the application for said construction must include an implementable plan for restoration of the altered beaches or dunes. Said restoration must occur before the proposed construction is allowed to be used or occupied. Note: The posting of bonds or other sureties pursuant to regulations contained within the LDC will be acceptable.

Objective 7.1.E • Give priority to those shoreline land-dependent on or related to water access, uses that have minimal shoreline impact, and uses necessary to promote tourism.

Policy 7.1.E.1 • Santa Rosa County shall limit new development along the shoreline of the Garcon Point Peninsula to low density residential uses, conservation uses, recreation uses, or to water related or water dependent uses.

Policy 7.1.E.2 • Santa Rosa County shall limit new land uses designations along Escambia Bay to low density residential, conservation uses, recreation uses, water related or water dependent uses.

Policy 7.1.E.3 • When considering new land use designations along shorelines other than the Garcon Point Peninsula or Escambia Bay, priority will be given to low density residential, conservation uses, recreation uses, water related or water dependent uses. In Navarre, higher density residential and tourist related uses will be allowed consistent with the Future Land Use Map.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.E • Provide criteria and standards for shoreline land-uses within the Land Development Code giving priority to water dependent uses.

Policy 7.1.E.4 • Siting of marinas will be coordinated with all applicable state and federal agencies using the most current available data regarding locations of seagrass beds or other environmentally sensitive habitats. Before additional marinas are developed they must demonstrate compliance with the following criteria:

- a. Land use is compatible with surrounding land uses;
- b. Upland support services are available;
- c. A hurricane contingency plan is in place;
- d. Water quality concerns have been addressed;
- e. The facility is designed to avoid impacts to seagrass beds and other important fish and shellfish spawning and nursery areas;
- e. A plan is in place for mitigation activities in the event that the environment is adversely affected;
- f. Availability for public use; and
- g. Economic need and feasibility for the facility have been established.

Objective 7.1.F • The County shall maintain or reduce hurricane evacuation times by implementing Policies 7.1F.1 through 7.1.F.11, among others.

Policy 7.1.F.1 • The County shall continue to manage and implement its "Comprehensive Emergency Management Plan" and utilize the recommendations and guidance provided in the NWFRPC Hurricane Evacuation Study.

Policy 7.1.F.2 • The County shall continue to support critical roadway segment improvements through participation with the Pensacola MPO and interaction with the Florida DOT to further reduce and improve hurricane evacuation times.

Policy 7.1.F.3 • The County shall maintain a minimum medium response roadway clearance time for hurricane evacuation of 12 hours on roads under local jurisdiction.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.F • The County shall maintain or reduce hurricane evacuation times by implementing Policies 7.1.F.1 through 7.1.F.11, among others.

Policy 7.1.F.4 • The County shall annually review evacuation route needs to assure that the necessary improvements are incorporated within the Capital Improvement Program, the Capital Improvement Element, the Transportation Element and the FDOT five year work program.

Policy 7.1.F.5 • Santa Rosa County shall limit the density in the Coastal High Hazard Area as allowed by law. The intent of this policy is not to nullify any existing leases on Navarre Beach that specify density.

Policy 7.1.F.6 • Santa Rosa County will evaluate development orders for their impacts on traffic circulation and evacuation routes within Hurricane Evacuation Zones 1, 2 and 3.

Policy 7.1.F.7 • Santa Rosa County will coordinate with the School Board to make sure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 235, F.S. and Rule 6A-2, F.A.C., regarding floodplain and school building requirements.

Policy 7.1.F.8 • Amendments to the Comprehensive Plan on Navarre Beach shall not be approved which will result in an increase in hurricane evacuation times without mitigation of the adverse impact to evacuation times.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.F • The County shall maintain or reduce hurricane evacuation times by implementing Policies 7.1.F.1 through 7.1.F.11, among others.

Policy 7.1.F.9 • A proposed development in a hurricane evacuation zone which is anticipated to utilize ten percent (10%) or more of an identified hurricane evacuation route's level of service E hourly directional maximum service volume will be identified as having an adverse regional impact. The volume is based on the FDOT's Generalized Hour/Peak Direction Level of Service Maximum Volumes as presented in the Florida Highway Systems Manual. These adverse impacts shall be mitigated.

Policy 7.1.F.10 • Where shelter deficits exist in excess of 200 shelter spaces the County will consider the construction of additional spaces during its annual Capital Improvements Program review.

Policy 7.1.F.11 • The County shall strongly encourage new mobile home and RV parks within evacuation zones to have on-site shelter facilities for their residents or plans for alternative off-site shelters. On-site shelter facilities may include public meeting buildings, community centers and recreational centers as long as they are designed to hurricane shelter standards.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.G • Prepare post-disaster redevelopment plans and reduce or eliminate the exposure of human life and public and private property to natural hazards by implementing Policies 7.1.G.1 through 7.1.G.9, among others.

Policy 7.1.G.1 • Santa Rosa County's Comprehensive Emergency Management Plan shall be used as the operational guide to prepare for the response to, and recover from, a tropical storm, hurricane and/or other natural or man-made disasters.

Policy 7.1.G.2 • The County shall update its Comprehensive Emergency Management Plan every four years, and shall re-evaluate its effectiveness immediately after a major disaster event to recommend and adopt appropriate modifications.

Policy 7.1.G.3 • The Comprehensive Emergency Management Plan (CEMP) plan shall include accommodations for the handicapped and indigent, including transportation and sheltering.

Policy 7.1.G.4 • The County shall coordinate its Comprehensive Emergency Management Plan with adjacent counties and municipalities.

Policy 7.1.G.5 • The County shall maintain an inventory of areas within the County that have experienced repeated damage from coastal storms and shall seek grant funding to limit redevelopment within these areas.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.G • Prepare post-disaster redevelopment plans and reduce or eliminate the exposure of human life and public and private property to natural hazards by implementing Policies 7.1.G.1 through 7.1.G.9, among others.

Policy 7.1.G.6 • Immediate recovery actions needed to protect the public health, safety and welfare shall take priority in permitting decisions following hurricane storm events. Such priority actions will include, but not be limited to, debris removal; roadway and infrastructure repair; water use restrictions, if necessary; access restrictions, if required to protect lives or property, and other similar activities needed to assure the safe movement of people, goods and supplies within the impacted area. Long-term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged structures and the like, will be distinguished from the short-term actions herein described.

Policy 7.1.G.7 • Within the CHHA, structures which suffer damage in excess of 50% of their appraised value may be rebuilt provided that such rebuilt structure complies with the current building code and other applicable regulations of Santa Rosa County

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.H • Increase the amount of public access to the beach or shoreline consistent with estimated public need by implementing Policies 7.1.H.1 through 7.1.H. 6, among others.

Policy 7.1.H.1 • Shorelines re-nourished or protected at public expense shall be made available for public use.

Policy 7.1.H.2 • The County shall continue to maintain County owned shoreline or open space access sites and provide adequate parking facilities for each site.

Policy 7.1.H.3 • The County will continue to seek all available federal and state financial assistance to increase public access to the shoreline.

Policy 7.1.H.4 • The County will not vacate or relocate existing easements, walkways or other access points to Navarre Beaches without requiring the grant or dedication of equal or greater access points or easements.

Policy 7.1.H.5 • Private landowners adjacent to public beach or other waterway access points, including easements, will not be allowed to restrict public access to the beach through such access points.

Policy 7.1.H.6 • Existing public owned ramp facilities shall be maintained and improved as necessary and as economically feasible.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.I • The County shall provide for the protection, preservation or sensitive re-use of historic resources through the enforcement of regulations contained within the LDC.

Policy 7.1.I.1 • Utilize as feasible, incentive-based techniques for historical and/or archaeological preservation such as density transfer, tax abatement and/or waiving certain zoning requirements (setbacks, lot coverage and parking, etc.).

Policy 7.1.I.2 • The County shall utilize the Santa Rosa County Cultural Resource Management Geographical Information System to identify possible resources during the development review process. If resources identified as a Florida Master Site File archeological or structural resource is located within the area to be developed, the County shall require a site specific survey and avoidance during construction or mitigation. Consistent with Policy 3.1.E.8 of the Future Land Use Element, the County will require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Objective 7.1.K • The County shall allow no new development in the Coastal Area (or elsewhere) unless LOS standards are maintained and infrastructure needs are fulfilled in compliance with the County's Concurrency Management System.

Policy 7.1.K.1 • The County shall continue to implement the Concurrency Management System regulations as adopted in this Plan.

Policy 7.1.K.2 • The LOS standards shall be those delineated in the other chapters of this Plan.

Coastal Management Element

Goal 7.1 • Protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality by planning for development patterns that will serve to decrease damage to these resources.

Public Purpose: To preserve and enhance our beaches and estuarine natural resources as important assets to the citizens of Santa Rosa County.

Objective 7.1.K • The County shall allow no new development in the Coastal Area (or elsewhere) unless LOS standards are maintained and infrastructure needs are fulfilled in compliance with the County's Concurrency Management System.

Policy 7.1.K.3 • Development in the shoreline (coastal) areas shall be consistent with the goals, objectives and policies of the Future Land Use Element and the Infrastructure Element

Objective 7.1.L • Maintain consistency between development regulations imposed on Navarre Beach and the general covenants and restrictions attached to the existing lease agreements for private improvements to property.

Policy 7.1.L.1 • Development on Navarre Beach shall be consistent with the general covenants and restrictions imposed on all properties within the Navarre Beach Zoning Overlay District found in Deed Book 295, Page 303 of the Records of Escambia County, Florida.

Policy 7.1.L.2 • Development of the leased parcels on Navarre Beach may continue provided that:

A) Development is consistent with this Comprehensive Plan and the rules and regulations governing development in the Navarre Beach administrative area;

B) The development is consistent with the lease agreement governing the parcel; and

C) The County has reviewed the lease agreement and has determined that the provisions within the agreement provide for the density and/or intensity of use requested by the applicant for development approval. Note: For those parcels which have been leased and said lease does not specify the density or intensity of use, then such density or intensity shall be limited to the density/intensity restrictions within this Comprehensive Plan.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.A • Conserve, appropriately use, and protect the quality of waters that flow into the bays, bayous, sound, and Gulf of Mexico through appropriate land use planning, regulation and education.

Policy 8.1.A.1 • Wetlands protection in Santa Rosa County will continue to be a cooperative effort between the County, the public, the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers (USACOE), and other state and federal agencies. For purposes of this Comprehensive Plan, wetlands are defined as those wetlands under the jurisdiction of the FDEP or the USACOE (jurisdictional wetlands).

The County maintains a comprehensive approach to wetlands protection, including the following components:

Preservation: In 2003, approximately 35% of all wetlands within Santa Rosa County were under public ownership and designated for Conservation/Recreation use on the Future Land Use Map. The County will continue to support the purchase and preservation of wetlands. In addition, wetlands have been preserved as part of private land purchases required for mitigation. The County will work with the FDEP and the USACOE to identify the location of these mitigation wetlands and designate those areas as Conservation/Recreation on the Future Land Use Map.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.A • Conserve, appropriately use, and protect the quality of waters that flow into the bays, bayous, sound, and Gulf of Mexico through appropriate land use planning, regulation and education.

Policy 8.1.A.1 (Cont.)

Future Land Use Map: The land use categories shown on the Future Land Use Map take into consideration the compatibility of development with wetland resources. Undeveloped areas of the County with the largest concentrations of wetlands have been designated for low density development. Wetlands under public ownership have been designated for Conservation/Recreation use. Amendments to the Future Land Use Map for parcels identified on the National Wetlands Inventory Map as containing wetlands must demonstrate that protection will be provided to avoid any added impact to wetlands. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those uses that would necessarily result in a greater impact to on-site wetlands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of jurisdictional wetlands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation.

Permitting and Mitigation: Santa Rosa County does not duplicate the permitting functions of other agencies. Impacts to wetlands under the jurisdiction of the FDEP and USACOE will be permitted, and mitigation will be required, as determined by the agency or agencies having jurisdiction. Demonstration of compliance with

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.A • Conserve, appropriately use, and protect the quality of waters that flow into the bays, bayous, sound, and Gulf of Mexico through appropriate land use planning, regulation and education.

Policy 8.1.A.1 (Cont.)
applicable FDEP and USACOE regulations is required by the County prior to issuing County development approvals.

Avoidance and Minimization of Impacts of Development: Land uses that are consistent with the Future Land Use Map will be allowed so long as they are designed to avoid or minimize impact on jurisdictional wetlands. Where avoidance or minimization is not possible, wetland impacts may be mitigated as required by the agency or agencies having jurisdiction. Where avoidance or minimization is possible, the County will not issue a permit for development within jurisdictional wetlands, except for incidental impacts such as those required for access to the site, internal circulation, infrastructure, boardwalks, etc.

New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan.

Buffers: Vegetated buffers will also be required between development and free-flowing streams, rivers, lakes, bays, basins, and bayous. Such buffers will have a minimum width of 15 feet. Minor encroachments are permitted for such things as docks, piers, or similar structures, and recreational access. Variances to this requirement shall only be granted when strict application of the requirement limits all reasonable use of the property as allowed by the Future Land Use Map. When development is designed to allow untreated stormwater to discharge into wetlands, a vegetated natural buffer shall be required in accordance with DEP standards and shall be designated on the site plan or recorded plat.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.A • Conserve, appropriately use, and protect the quality of waters that flow into the bays, bayous, sound, and Gulf of Mexico through appropriate land use planning, regulation and education.

Policy 8.1.A.2 • The land use categories shown on the Future Land Use Maps take into consideration the compatibility of development with natural resources. In reviewing requests for amendments to the Future Land Use Map, the County will consider the impact of the request on environmentally sensitive land uses and will direct incompatible land uses away from such areas. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those uses that would necessarily result in a greater impact to on-site environmentally sensitive lands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of environmentally sensitive lands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation.

Policy 8.1.A.3 • For the purposes of protecting the shoreline and/or wetlands, the County may allow (or require) clustering of development upland from wetlands or landward of the shoreline.

Policy 8.1.A.4 • The County shall use the National Wetlands Inventory Map, the Santa Rosa County Soil Survey, and Digital Ortho-Photography as indicators of the potential presence of wetlands. In reviewing applications for development approval, if a parcel is determined to have wetlands potential, the County will refer the applicant to the Florida Department of Environmental Protection and/or the US Army Corps of Engineers for a site-specific wetlands determination and such determination shall be used to determine the

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.A • Conserve, appropriately use, and protect the quality of waters that flow into the bays, bayous, sound, and Gulf of Mexico through appropriate land use planning, regulation and education.

Policy 8.1.A.4 (Cont.)
buildable area of the parcel or lot. Protection or mitigation of the wetlands as determined in the site-specific survey shall be afforded during and after construction activities.

Policy 8.1.A.5 • Illegal development in wetland areas shall be reported. Consistent with applicable law, it will be required that these areas shall be restored and/or mitigated.

Policy 8.1.A.6 • The use, storage, transmission or generation of hazardous substances which may artificially accelerate the eutrophication of wetlands and/or water bodies is prohibited and shall be reported.

Policy 8.1.A.7 • Dredge and fill activities shall be reviewed and permitted by the appropriate agencies to assure that environmental impacts are minimized, and that the requirements of the County are met before final approval is granted.

Policy 8.1.A.8 • The County shall protect water quality by restricting or prohibiting activities known to adversely affect the quality or quantity of identified water sources including natural groundwater recharge areas, wellhead protection areas and surface waters used as a source of public water supply. In addition, the County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius, measured from the center of the wellhead, for Sand and Gravel Aquifer public supply water wells. Activity within these zones will be limited according to the standards found in Policy 6.4.D.3 of the Infrastructure Element.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.A • Conserve, appropriately use, and protect the quality of waters that flow into the bays, bayous, sound, and Gulf of Mexico through appropriate land use planning, regulation and education.

Policy 8.1.A.9 • In cooperation with the Northwest Florida Water Management District, the County shall implement any emergency water conservation plans necessary to protect water sources during periods of insufficient supply within the Floridan or Sand and Gravel Aquifers.

Policy 8.1.A.10 • The County shall require all septic tank users to connect to a central sewer system within one year of notification of sewer availability. Sewer availability shall be as defined in Florida Statutes.

Policy 8.1.A.11 • Septic tanks and their associated drain fields shall be prohibited within wetland areas unless permitted by the Florida Department of Health/County Health Department. The use of septic tanks in Garcon Point and the area South of East River will be further limited as detailed in Policy 6.1.C.1 of the Infrastructure Element.

Policy 8.1.A.12 • The County shall discourage the discharge of any new or upgraded public or private sanitary sewer facility into the estuarine waters of the County.

Objective 8.1.B • Continually protect air quality by regulating land uses that have, or may have, point source emissions.

Policy 8.1.B.1 • The County shall maintain air quality within its jurisdiction in conformance with state and federal air quality guidelines. The County shall notify the operator of any facility that is believed to be degrading air quality within the County of such degradation. In addition, the County shall notify the appropriate regulatory agency and encourage the agency to investigate the potential violation of air quality standards and guidelines.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.B • Continually protect air quality by regulating land uses that have, or may have, point source emissions.

Policy 8.1.B.2 • New developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Florida Department of Environmental Protection or the U.S. Environmental Protection Agency prior to authorization of a development permit by the County.

Policy 8.1.B.3 • The County shall continue to require any development with point source emissions which may degrade air quality to comply with all applicable federal and state regulations regarding emission control. These regulations may include the installation of scrubbers, emission treatment facilities and the like.

Policy 8.1.B.4 • The County shall continue to cooperate with the Department of Environmental Protection so that minimum air quality levels, established by the Department, are maintained.

Policy 8.1.B.5 • The County shall encourage the development of ancillary or neighborhood type commercial development near or adjacent to residential centers for the purposes of decreasing air pollution generated by automobile travel.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.C • Continually conserve, protect and manage earth resources (soils, minerals and native vegetative communities including forests) by implementing Policies 8.1.C.1 through 8.1.C.10, among others.

Policy 8.1.C.1 • The County shall continue to enforce regulations in the current building code that limit land uses or construction techniques to those compatible with soil conditions specific to the site. The regulations shall include boring and soils test conducted by testing facilities licensed by the State of Florida, when necessary.

Policy 8.1.C.2 • The County shall continue to cooperate with officials of other local governments within Santa Rosa County to conserve, appropriately use, or protect unique vegetative communities located within more than one jurisdiction.

Policy 8.1.C.3 • Environmentally sensitive lands are defined as wetlands under the jurisdiction of the Florida Department of Environmental Protection or the U.S. Army Corps of Engineers; floodplains as identified by the Federal Emergency Management Agency; free-flowing streams, rivers, lakes, bays, basins, and bayous; and wildlife habitat within publicly-owned lands managed for conservation use.

Policy 8.1.C.4 • Extraction of minerals or other natural resources shall be permitted only where compatible with adjacent land uses and where minimal resource degradation will occur. Also, resource extraction in environmentally sensitive areas that cannot be restored shall be prohibited. Note: It is not the intent of this policy to impact routine silvicultural or agricultural activities.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.C • Continually conserve, protect and manage earth resources (soils, minerals and native vegetative communities including forests) by implementing Policies 8.1.C.1 through 8.1.C.10, among others.

Policy 8.1.C.5 • Consistent with Policy 3.1.E.4 of the Future Land Use Element, the County shall require buffers between development and environmentally sensitive areas. The purpose of the buffer is to protect natural resources from the activities and impacts of development.

Policy 8.1.C.6 • The County shall require the protection of jurisdictional wetlands and certain trees during development or construction activities. The location of protected trees and/or jurisdictional wetlands shall be included on site plans submitted for approval so that identification of these resources, and protection for the resources, is accommodated in advance of development approval.

Policy 8.1.C.7 • The County shall coordinate with State and Federal agencies on new available vegetative and wildlife data at least once a year.

Policy 8.1.C.8 • The County shall require the preservation of native vegetative communities on County owned land to the maximum extent feasible.

Policy 8.1.C.9 • Commercial mining and excavation activities shall be prohibited within the Conservation/Recreation areas designated on the Future Land Use Map.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.D • Conserve, appropriately use and protect fisheries, fishery habitats, wildlife, wildlife habitats and other marine or wildlife resources in the County.

Policy 8.1.D.1 • The County shall cooperate with the Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, or other State or Federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within Santa Rosa County. The County shall forward to the regulatory agencies copies of application for development approval anytime such application may impact the resources described in this policy or Objective 8.1.D.

Policy 8.1.D.2 • The protection of critical habitat shall be evaluated on a site development basis. For developments on property known to support endangered or threatened species and species of special concern of plants or animals, the developer shall be required to notify the appropriate Federal, State and Regional agencies and must comply with the appropriate guidelines and laws that protect endangered or threatened species and species of special concern.

Policy 8.1.D.3 • All species of sea turtles which nest on the sand beaches fronting the Gulf of Mexico shall be protected from human interference including, but not limited to, beach re-nourishment, beach front lighting, coastal construction, armoring, erosion control structures (sandbags, geoweb) and mechanical beach cleaning which could harm sea turtles and their nesting sites during nesting season. This protection shall be afforded during the FDEP coastal construction permitting process.

Conservation Element

Goal 8.1 • To promote the protection, preservation, and appropriate use of Santa Rosa County's natural resources, including minerals, air, potable water, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

Public Purpose: To protect and preserve Santa Rosa County's environment for current and future generations as a means of enhancing economic development and improving the quality of life.

Objective 8.1.D • Conserve, appropriately use and protect fisheries, fishery habitats, wildlife, wildlife habitats and other marine or wildlife resources in the County.

Policy 8.1.D.4 • Development of vacant lands adjacent to Outstanding Florida Waters, Aquatic Preserves, Wildlife Sanctuaries, State Preserves, Sanctuaries and Wildlife Management Areas shall be designed to a scale and intensity which is consistent with the existing adjacent uses; and shall be required, at a minimum, to meet all applicable Federal, State and local drainage and water quality standards.

Policy 8.1.D.5 • Seawall and other shoreline modifications shall be discouraged, or at a minimum set landward of, the mean high water line, except as provided by law.

Policy 8.1.D.6 • New public infrastructure shall be planned and designed to be compatible with adjacent land uses, both existing and future, and shall not promote increased development located in environmentally sensitive lands beyond that allowed by the Future Land Use Map.

Policy 8.1.D.7 • The County shall continue to protect existing natural reservations as identified in the Recreation and Open Space Element of this Plan.

Recreation and Open Space Element

Goal 9.1 • Ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups, such as the elderly, handicapped and pre-school age children.

Public Purpose: To ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups.

Objective 9.1.A • Ensure public access to recreation sites, open spaces, beaches and shores on a continuing basis by implementing Policies 9.A.1.1 through 9.A.1.10, among others.

Policy 9.1.A.1 • The County shall continue to require the provision of open space by private development when such development is within the Mixed Residential/Commercial Future Land Use Category.

Policy 9.1.A.2 • The County will maintain public access onto Navarre Beach and will pursue the development of additional areas where feasible.

Policy 9.1.A.3 • The County shall continue to maintain and improve the county-owned parks, recreation sites and open spaces within the County.

Policy 9.1.A.4 • The County shall continue to install and maintain signage so as to identify public areas, beach access points and other shoreline access points.

Policy 9.1.A.5 • The County shall continue to utilize the Florida Boating Improvement Fund proceeds for improvements to the various boat ramps located within Santa Rosa County.

Recreation and Open Space Element

Goal 9.1 • Ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups, such as the elderly, handicapped and pre-school age children.

Public Purpose: To ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups.

Objective 9.1.A • Ensure public access to recreation sites, open spaces, beaches and shores on a continuing basis by implementing Policies 9.A.1.1 through 9.A.1.10, among others.

Policy 9.1.A.6 • The County shall improve the physical access to recreation sites, open spaces, beaches and shores by:

- A) Advocating the addition of bike lanes to State and County Roads.
- B) Requiring mixed use developments to provide walk/bike paths to connect its open space and recreational sites to residential areas.
- C) Prioritizing the development of bike paths that link neighborhoods to schools and parks.
- D) The provision of adequate parking at beach and waterway access points or off-beach/waterway parking shall be located where vehicle and pedestrian traffic identifies that there is a need to increase these facilities.
- E) The County shall continue to research and apply for grants and other available funding to acquire and construct parking and access at chosen points.

Policy 9.1.A.7 • The County shall continue to provide for the handicapped, elderly and pre-school age children: parking, accessibility to facilities and recreational opportunities.

Policy 9.1.A.8 • The County shall consider, as part of the annual capital budgeting process, all recommendations of the Navarre Beach Master Plan concerning public access to the beach and other recreational improvements.

Recreation and Open Space Element

Goal 9.1 • Ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups, such as the elderly, handicapped and pre-school age children.

Public Purpose: To ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups.

Objective 9.1.A • Ensure public access to recreation sites, open spaces, beaches and shores on a continuing basis by implementing Policies 9.A.1.1 through 9.A.1.10, among others.

Policy 9.1.A.9 • Santa Rosa County shall require the design of parking areas and access ways to be constructed so that they enhance and protect the waterways adjacent to lands within the County. Such parking areas shall be designed to include (but not limited to) existing trees and use of pervious parking wherever feasible.

Policy 9.1.A.10 • The County shall not vacate existing easements, walkways and other access points to Navarre Beach without equivalent or greater mitigation.

Policy 9.1.A.11 • The County shall continue to seek advice from citizens for the development of recreational opportunities and facilities.

Objective 9.1.B • Continue cooperative efforts between the public and private sectors in the provision of recreational opportunities and assure that such efforts are coordinated.

Policy 9.1.B.1 • The Community Planning, Zoning & Development Division shall include within its annual review efforts an analysis of the cooperation and coordination between the public and private sectors in the provision of recreational opportunities.

Policy 9.1.B.2 • The County shall continue its cooperative efforts with the Cities of Gulf Breeze, Milton and Jay as well as with other communities within the County and with the private sector and non-profit organizations (i.e., YMCA, Little League, etc.) and the Santa Rosa County School Board in the provision of recreational facilities and open space areas.

Policy 9.1.B.3 • The County shall continue to apply for all available state and federal funds to implement recreation programs and provisions of this element.

Recreation and Open Space Element

Goal 9.1 • Ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups, such as the elderly, handicapped and pre-school age children.

Public Purpose: To ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups.

Objective 9.1.B • Continue cooperative efforts between the public and private sectors in the provision of recreational opportunities and assure that such efforts are coordinated.

Policy 9.1.B.4 • The County shall work with other public agencies for the development of compatible multi-use programs for the public lands within the County.

Objective 9.1.C • Continually ensure that parks and recreation facilities and open space are adequately and efficiently provided by public agencies and private enterprise by implementing Policies 9.1.C.1 through 9.1.C.9.

Policy 9.1.C.1 • In selecting future park sites for site improvements, the County shall give full consideration to those commission districts which require immediate construction, maintenance or rehabilitation of existing facilities.

Policy 9.1.C.2 • Developments of Regional Impact (DRI's), Planned Unit Developments and other large developments containing residential development shall provide neighborhood-sized parks and playing fields within the development for their residents that meet the County's LOS standard.

Recreation and Open Space Element

Goal 9.1 • Ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups, such as the elderly, handicapped and pre-school age children.

Public Purpose: To ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups.

Objective 9.1.C • Continually ensure that parks and recreation facilities and open space are adequately and efficiently provided by public agencies and private enterprise by implementing Policies 9.1.C.1 through 9.1.C.9.

Policy 9.1.C.3 • The County shall develop existing parks based on the area's needs and the functional capacity of the parks, according to the adopted level of service standard.

The adopted level of service standards for parks, open space and recreational facilities in Santa Rosa County are as follows:

- A) Neighborhood Park: 2 acres per 1,000 population
- B) Community Park: 3 acres per 1,000 population
- C) Regional Park/Open Space: 20 acres per 1,000 population

Policy 9.1.C.4 • Public recreational and park sites shall not be diverted to other uses except in cases of overriding public need and when other equivalent sites are supplied.

Policy 9.1.C.5 • The County shall continue to preserve and protect the shoreline through regulations contained within the LDC (reference Policy 7.A.1.6)

Policy 9.1.C.6 • The County shall continue to acquire (though lease, acquisition or dedication) open space and natural areas so as to maintain and improve: (1) recreational opportunities for all residents; and (2) the natural function of open space, wetlands and other sensitive lands within the County.

Recreation and Open Space Element

Goal 9.1 • Ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups, such as the elderly, handicapped and pre-school age children.

Public Purpose: To ensure the provision of sufficient parks, recreation facilities and open space to satisfy the health, safety and welfare needs of citizens and visitors, including special groups.

Objective 9.1.C • Continually ensure that parks and recreation facilities and open space are adequately and efficiently provided by public agencies and private enterprise by implementing Policies 9.1.C.1 through 9.1.C.9.

Policy 9.1.C.7 • The County shall consider the use of wetlands and conservation areas for passive recreational and open space areas, provided these sites have been determined to not endanger the public health, safety or welfare.

Policy 9.1.C.8 • The County will encourage the establishment of recreation trails and bike trails to increase, where feasible, the opportunity for biking, walking, in-line skating and other forms of outdoor recreation.

Policy 9.1.C.9 • In addition to open space provided through natural reservations, protected environmental lands, and storm water management areas, the County shall ensure open space through regulations in the Land Development Code that shall contain requirements for open space in developments such as set back and landscape requirements.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.A • Use the CIE as a directory to meet the needs of Santa Rosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities. The five-year schedule of capital improvements (Table 10.1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Policy 10.1.A.1 • Capital facilities or improvements in the context of the Comprehensive Plan shall be defined as those public facilities or improvements to physical assets that are limited to a one time expenditure of at least \$15,000 (including land) that correct or improve level of service deficiencies or expand capacity to serve existing or projected needs identified in one or more elements of this Plan.

Policy 10.1.A.2 • The criteria to evaluate capital improvement projects directly related to individual elements of this Plan are:

- (A) The elimination of future public hazards;
- (B) The elimination of any existing capacity deficits;
- (C) The impact on the annual operating budget and Capital Improvements Program;
- (D) Locational needs based on projected growth patterns;
- (E) The accommodation of new development and redevelopment demands;
- (F) Financial feasibility; and

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.A • Use the CIE as a directory to meet the needs of Santa Rosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities. The five-year schedule of capital improvements (Table 10-1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Policy 10.1.A.2 (Cont.)

(G) Plans of the Northwest Florida Water Management District and state agencies that provide public facilities within the jurisdiction of Santa Rosa County.

Policy 10.1.A.3 • The Debt Management policy for Santa Rosa County shall be as follows:

(A) The County uses a combination of resources to fund capital improvements including state and federal grants, below market interest rate state loans, user fees, connection charges, a combination of long term and short term financing vehicles, accumulated surpluses, and the use of revenues set aside specifically for capital projects (pay as you go).

(B) The County may continue to use the resources identified in subparagraph A above throughout the planning period. General obligation debt is used sparingly. General obligation debt, if determined necessary during the planning period, will be established consistent with rating agency standards and guidelines. No general obligation debt will exceed 15 percent of the taxable assessed value of the real property within Santa Rosa County.

(C) Enterprise fund debt is, in part, managed through a ratio of net system revenue and other pledged funds to annual debt service. Also, this principle of coverage is used in the management of debt for other projects that are supported by user fees such as the one half (1/2) cent sales tax for landfill projects. The County shall maintain its prudent coverage factor in any future revenue-backed debt it may incur.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.A • Use the CIE as a directory to meet the needs of Santa Rosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities. The five-year schedule of capital improvements (Table 10-1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Objective 10.1.B • To limit public expenditures that subsidize development in Coastal High Hazard Areas.

Policy 10.1.A.4 • Prioritize Capital Improvements funding (within the annual Capital Improvements Program) in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities; that assigns second priority to correcting existing deficiencies in public facilities and services; and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Santa Rosa County from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized or LOS Standards are met.

Policy 10.1.A.5 • Within currently designated private franchise service areas, the County shall support and encourage the regionalization of utility services.

Policy 10.1.B.1 • Except for the provision or support of recreation uses such as parks and walkovers, erosion control devices, increased public access and the correction of deficiencies, public expenditures within the CHHA shall be governed by Objective 7.1.A and its associated policies.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

10.1.B • To limit public expenditures that subsidize development in Coastal High Hazard Areas.

Policy 10.B.1.2 • The County shall incorporate into its review processes for infrastructure planning an assessment of the appropriateness of public capital improvements in coastal high hazard areas as identified in the Coastal Management Element of this Plan.

Policy 10.B.1.3 • The County shall request and support state expenditures necessary to address or improve capacity deficiencies on roads or bridges necessary to effectively support the Hurricane Evacuation Plan for the County, particularly in those areas, or with respect to those facilities, which are experiencing level of service deficiencies.

Objective 10.1.C • Coordinate land use decisions and development approvals and available and/or projected fiscal resources with the schedule of capital improvements (reference Table 10-1) so as to maintain adopted LOS standards and to meet existing and future facility needs.

Policy 10.1.C.1 • Land use decisions shall be consistent with the five-year schedule of Capital Improvements.

Policy 10.1.C.2 • The County shall establish level of service standards for transportation, potable water, sanitary sewer, solid waste, drainage, and recreational facilities that are within the jurisdiction of Santa Rosa County. These standards shall be those found in other comprehensive plan elements of this Plan.

Policy 10.1.C.3 • Provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance. Note: No development permits have been issued prior to the adoption of this ordinance for which public facilities were not available at established levels of service standards.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.C • Coordinate land use decisions and development approvals and available and/or projected fiscal resources with the schedule of capital improvements (reference Table 10-1) so as to maintain adopted LOS standards and to meet existing and future facility needs.

Policy 10.1.C.4 • The fiscal resources of Santa Rosa County will be used, to the extent necessary, to maintain LOS standards and support the five year schedule of Capital Improvements.

Policy 10.1.C.5 • Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of this ordinance Public facility and service availability shall be deemed sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the County to operate the facilities necessitated by that development, are available concurrent with the impacts of the development.

Policy 10.1.C.6 • There is hereby created an annual review team to review the development activities within Santa Rosa County and to review the level of service conditions for the County. The team shall be comprised of the County Administrator, Planning Director, Budget Director, Navarre Beach Director, County Attorney, Public Services Director, Public Works Director, County Engineer and the County Commission Chairman. The team shall maintain information on development activity, level of service conditions and other data necessary to accurately evaluate the implementation of the County's Comprehensive Plan including an annual review and/or update of the County's population estimates and projections. In addition, the team will evaluate and update the 5-year schedule of capital improvements on an annual basis.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.C • Coordinate land use decisions and development approvals and available and/or projected fiscal resources with the schedule of capital improvements (reference Table 10-1) so as to maintain adopted LOS standards and to meet existing and future facility needs.

Policy 10.1.C.7 • Encourage and assist neighborhoods in the adoption of Municipal Service Taxing Units or Municipal Service Benefit Units to provide desired services.

Policy 10.1.C.8 • The Board of County Commissioners shall continue its efforts to acquire a Geographic Information Service computer system for the various County departments as an aid in the administration of the Concurrency Management System.

Policy 10.1.C.9 • The County shall continue to work cooperatively with the USDA, Natural Resources Conservation Service through the Blackwater Soil and Water Conservation District on items of mutual concern. Specifically, the County shall continue to utilize, when available, the District's GIS and computer aided drafting system for the management of geographic based information and maintenance of said information. Further, in cooperation with the District Conservationist, the County Planning Division shall review opportunities for designing an interface for the systems in the District's offices and the Planning Division offices.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.D • Future development shall bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards. The County shall continue to enforce regulations within the LDC, which include methods of assessment. These assessment methods include a series of variables based upon the size, character, type and location of the development and the development's impact upon all County systems as well as the benefits the development is anticipated to receive from such systems.

Policy 10.1.D.1 • The County shall provide for assessing new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards in the Land Development Code (LDC).

Policy 10.1.D.2 • The County shall continue to enforce requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the county's review, permitting and inspection process.

Policy 10.1.D.3 • The County shall require the performance bonding of project-related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

Policy 10.1.D.4 • Consistently with applicable law, the County shall continue to require mandatory dedications as a condition of plat approval.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.E • Santa Rosa County will provide or require provision of needed improvements identified in the other plan elements of this ordinance and will manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of Santa Rosa County or other state agencies to fund and provide or require provision of the needed capital improvements.

Policy 10.1.E.1 • Use Santa Rosa County's fiscal policies to direct expenditures for capital improvements which ensure the implementation of the Goals, Objectives, and Policies of the other plan elements in this ordinance.

Policy 10.1.E.2 • The County shall continue to implement the Concurrency Management System described in this ordinance.

Policy 10.1.E.3 • A capital budget will be adopted by the Board of County Commissioners as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a directory.

FY 01/02 – 06/07 SCHEDULE OF CAPITAL IMPROVEMENTS (TABLE 10-1)					
<i>Project</i>	<i>Project Description</i>	<i>Consistent with Comprehensive Plan</i>	<i>Anticipated Cost</i>	<i>Revenue Source</i>	<i>Year Funded</i>
Transportation					
Da Lisa Road Extension	The extension of Da Lisa Road from its current end to Avalon Boulevard providing an alternate route to SR 90 from Avalon Boulevard.	Yes	\$400,000.00	Electric Fran Fee	FY 01/02
Woodbine Road Improvements	Phases II and III	Yes	\$2,430,000	Electric Fran Fee	FY 02/03
Woodbine/ Chumuckla PD&E Study	PD&E study of these parallel corridors in order to determine future improvement project.	Yes	\$600,000	Electric Fran Fee	FY 02/03
Pace Patriot Boulevard	Construction of two-lane roadway between Pace Lane and Stadium Drive.	Yes	\$750,000	Electric Fran Fee	FY 02/03
Turn Lane Installations through the Small County Incentive Grant Program	Installation of turn lanes at the following roadways through the Small County Incentive Grant Program: Airport Road/US 90; Carroll Road / SR 281; Mulat Road / SR 281; Alba Street / SR 281; Trice Road / SR 90; Toda Road / US 90; Old Highway 90 / US 90; Tamarind Drive / US 90; Santa Rosa Drive / US 90; Struth Lane / US 90; Peaden Road / US 90; Sunset Drive / US 90; and Panhandle Trail / US 98.	Yes	\$540,800 (County Match)	Electric Fran Fee	FY 02/03
Oriole Beach Road / US 98 Improvements	Replace 6 loop sensors to upgrade to current FDOT standard; Construct an additional turn lane on the south approach of Oriole Beach Road to provide dual left turn lanes and a dedicated right turn lane; Investigate queing problem at Oriole Beach Elementary School.	Yes	\$32,200	Electric Fran Fee	FY 02/03
Gondolier Boulevard / US 98 Improvements	Replace loop sensors and signal controller cabinet. Construct dedicated northbound right turn lane. The intersection configuration would be a northbound left, northbound thru/left and a northbound right turn lane.	Yes	\$39,200	Electric Fran Fee	FY 02/03
Navarre School Road / US 98	Check and possibly replace the southbound loops.	Yes	\$1,000	Electric Fran Fee	FY 02/03
SR 399 / US 98	Check and possibly replace the loop on the eastbound approach of US 98.	Yes	\$1,000	Electric Fran Fee	FY 02/03
College Parkway / US 98 Improvements	Construct a paved area on the northwest corner of the intersection to allow right turning vehicles to make a right on red. Construct a raised extension of the median on the south approach.	Yes	\$11,100	Electric Fran Fee	FY 02/03
Woodbine/ Chumuckla Corridor	Design of the 5-Points Intersection Improvements and Widening Woodbine Rd. or Chumuckla Hwy. to Four Lanes	Yes	\$2,543,008	Impact Fees	FY06/07

Storm Water Management					
Storm Water Management Master Plan	NPDS requirement and recommendation of the Santa Rosa County Storm Water Task Force.	Yes	\$750,000	Electric Fran Fee	FY 02/03
Floridatown Drainage Project	Continuance of project.	Yes	\$3,600,000	Electric Fran Fee	FY 02/03

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.A • To coordinate this Plan with the plans of the Santa Rosa County School Board, other units of local government providing services but not having regulatory authority over the use of land, the municipalities within the county, and with adjacent counties during the planning time frame covered by this Plan.

Policy 11.1.A.1 • The Community Planning, Zoning & Development Division shall include within its yearly review efforts an analysis of the coordination between plans of affected governments.

Policy 11.1.A.2 • Implementation of this Plan shall involve communication, coordination and cooperation between the County and Municipalities within the County, adjacent Counties and those authorities and agencies providing facilities and services.

Policy 11.1.A.3 • By December 2003, execute an inter-local agreement between the County and the municipalities in the county setting forth provisions for annexation, land use amendments, and the siting of Locally Undesirable Land Uses (LULU's). Accordingly, LULU's located within one (1) mile of an adjacent local government's boundary shall notify the surrounding local governments of this proposal.

Policy 11.1.A.4 • The County shall utilize the review and comment procedures established by the Northwest Florida Regional Planning Council (NWFRPC) and the Florida Department of Community Affairs (DCA) for Comprehensive Plans and Plan amendment proposals of other local governments in order to ensure consistency

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.A • To coordinate this Plan with the plans of the Santa Rosa County School Board, other units of local government providing services but not having regulatory authority over the use of land, the municipalities within the county, and with adjacent counties during the planning time frame covered by this Plan.

Policy 11.1.A.4. (Cont.)

between this Plan and the Comprehensive Plans of municipalities within the county and adjacent counties.

Policy 11.1.A.5 • By 2003 the County shall execute an interlocal agreement with the Santa Rosa County School Board and all municipalities within the County for the purposes of coordinating population projections and growth data and to accomplish the implementation of public school location criteria. The interlocal agreement will at a minimum address the following:

(A.) Collaboration of Department of Education enrollment projections with the population projections used in this Plan; and

(B.) Coordination between school siting compatibility requirements pursuant to Sections 235.19 and 235.193, F.S., including integration if the educational plan survey (required to be submitted every five years pursuant to Section 235.15, F.S.), the general educational facilities report (required to be submitted annually pursuant to Section 235.15, F.S.), and applicable policies and procedures of the school board with the Future Land Use Map found in this Plan and the Santa Rosa County Land Development Code.

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.B • To coordinate the impacts of development proposed by this Plan upon development in adjacent municipalities, counties, the region, and the state during the planning time frame covered by this Plan.

Policy 11.1.B.1 • The County shall maintain its membership on the Northwest Florida Regional Planning Council, the Metropolitan Planning Organization, and other active multi-regional and multi-jurisdictional bodies such as the Strategic Partnership Committee, the Okaloosa County Comprehensive Plan Committee, and the Bay Area Resource Council.

Policy 11.1.B.2 • The County shall continue to review the Comprehensive Plan and any Plan amendments for consistency with the State Comprehensive Plan (Chapter 187, F.S.), the Strategic Regional Policy Plan, the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, F.S.) and the Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments and Determination of Compliance (Rule 9J-5, F.A.C.).

Policy 11.1.B.3 • The informal mediation process established by the West Florida Regional Planning Council will be used to mediate conflicts with other local governments which cannot be resolved.

Policy 11.1.B.4 • Pensacola Junior College (PJC) Milton Campus has adopted a campus master plan pursuant to applicable state statutes and rules. The County shall coordinate with PJC to assure that their development needs and overall community needs are addressed and conflicts between this Plan and the Campus Master Plan are minimized.

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.B • To coordinate the impacts of development proposed by this Plan upon development in adjacent municipalities, counties, the region, and the state during the planning time frame covered by this Plan.

Objective 11.1.C • To ensure coordination in the establishment and implementation of level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

Policy 11.1.B.5 • The County shall continue to participate in the functions of the Bay Area Resource Council (BARC) for the purposes of attaining consistent and coordinated management of the County's bays and estuaries that also fall under the jurisdiction of neighboring local governments.

Policy 11.1.C.1 • The County shall review the Comprehensive Plan, relevant Plan amendments and other development plans in order to assess any impacts on the comprehensive plans of adjacent local governments.

Policy 11.1.C.2 • The County shall disseminate information on developments in Santa Rosa County that may impact upon adjacent local governments and shall require the notification of affected jurisdictions of proposed development in cases where the proposed development would impact the infrastructure of another local government.

Policy 11.1.C.3 • The Community Planning Zoning & Development Division Director or his/her designated appointee shall participate in meetings of the Okaloosa County Comprehensive Plan Committee.

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.C • To ensure coordination in the establishment and implementation of level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

Policy 11.1.C.4 • The Community Planning Zoning & Development Division shall include the following as part of its review efforts.

(A.) An analysis of the effectiveness of the conflict resolution process described in Policy 11.1.B.3;

(B.) The adequacy of LOS standards which have been established by this Ordinance on an annual basis;

(C.) An analysis of the adequacy of procedures established to review proposed development within the existing Comprehensive Plan of Santa Rosa County and/or the plans of adjacent local governments; and

(D.) An analysis and/or review of development proposed in this Plan or any amendment to this Plan in relationship to the adopted LOS standards also found in this Plan and those of other governmental entities if applicable.

Policy 11.1.C. 5 • By December 2003, the County will execute letters of agreement which establish standards and methods for setting or changing LOS standards with other entities providing such service and may include:

(A.) FDOT for State Roads; and

(B.) Purveyors of water and sewer services.

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.C • To ensure coordination in the establishment and implementation of level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

Objective 11.1.D • The County shall continue to coordinate with appropriate federal and state agencies in the designation of new dredge spoil disposal sites within the county.

Policy 11.1.C.6 • The County shall utilize the MPO, and meetings with the FDOT, state environmental permitting agencies, adjacent counties and municipalities, and any local entity having responsibilities in providing facilities and services concurrent with the impacts of development, to exchange information and coordinate adopted levels of service standards.

Policy 11.1.C.7 • The County shall continue to maintain information on level of service standards.

Policy 11.1.D.1 • By December 2003, the County shall establish standards for designation of dredge spoil disposal sites in the County Land Development Code and may consider the following site selection criteria:

(A.) Sites should be located near waterways to be dredged;

(B.) Preferred sites should be areas that have been previously altered or disturbed containing non-native vegetation;

(C.) Sites should not abut residential land uses unless sites are sufficiently large to adequately buffer the residential areas;

(D.) Sites should not support regionally significant habitat or support threatened or endangered species or species of special concern or contain historically significant resources; and

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.D • The County shall continue to coordinate with appropriate federal and state agencies in the designation of new dredge spoil disposal sites within the county.

Objective 11. 1.E • By December 2003, the County shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly.

Policy 11.1.D.1 (Cont.)

(E.) Sites should not contain wetlands, unless the wetlands are degraded/non-functional and the wetland impacts are mitigated.

Policy 11.1.D.2 • The County shall coordinate with the appropriate federal and state agencies and the public in identifying dredge spoil disposal sites.

Policy 11.1.D.3 • Any conflicts between the County and another public agency regarding a dredged spoil disposal site that cannot be resolved locally will be resolved through the Coastal Resources Interagency Management Committee's dispute resolution process.

Policy 11.1.E.1 • By December 2003, the County shall initiate a formal coordination mechanism with the municipalities in the County, the School Board and adjacent counties to identify and consider the following areas of mutual concern:

(A.) Improved communication between the County and other local, regional, and state agencies;

(B.) Joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency and the siting of facilities with countywide significance including locally unwanted land uses (LULU's) whose nature and identity shall be established within the formal coordination mechanism;

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11. 1.E • By December 2003, the County shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly.

Policy 11.1.E.1 (Cont.)

(C) Consistency between the County Comprehensive Plan, the Comprehensive Plans of municipalities within the county, the plans of adjacent counties, the plans of the School Board and the plans of other units of local government providing services but not having regulatory authority over the use of land;

(D.) Activities having extra-jurisdictional impacts;

(E.) Concurrency management systems and level of service standards;

(F.) Expected impacts of development;

(G.) Notification of affected jurisdictions;

(H.) Measures to mitigate impacts of development;

(I.) A process to resolve disputes, and;

(J.) The possibility of joint planning agreements with municipalities prior to municipal annexations and incorporations.

Policy 11.1.E.2 • The County shall continue to utilize meetings as necessary to provide coordination between Santa Rosa County planning activities and the planning activities of the municipalities within the county, adjacent counties, the School Board and the military. Further, the County shall continue to participate in the Strategic Partnership Initiative Committee as well as the Okaloosa County Comprehensive Plan Committee for the purposes of

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11. 1.E • By December 2003, the County shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly.

Policy 11.1.E.2 (Cont.)

coordination of planning activities.

Policy 11.1.E.3 • The County shall continue to coordinate with private water and sewer providers to obtain the location of private water and sewer lines within their respective service areas as well as other pertinent information.